

**Notice of Trustee's Sale**


THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 4<sup>TH</sup> DAY OF JANUARY, 2022.

Date: November 17, 2021  
Trustee: Daniel W. Schreimann  
Mortgagee: BoRain Capital Fund – II, Ltd.  
Note: Promissory Note dated August 26, 2020, which was modified in the Loan Modification and Extension Agreement dated August 21, 2021

**Deed of Trust**

Date: August 26, 2020  
Grantor: ELIZABETH A. JACKSON  
Beneficiary: BoRain Capital Fund – II, Ltd.  
Recording information: Document Number 2021-0005256  
Property: See attached "EXHIBIT A"  
ALSO KNOWN AS: 14160 County Road 4015, Mabank, Texas 75147.  
County: Kaufman County, Texas

Substitute Trustee's Name: ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, BILL GIBSON, RUSSELL SLATON, ED HENDERSON, TONY HULSEY, SHARON HOBBS, MATT DUNN, OR ANY TO ACT.

Substitute Trustee's Address: P.O. Box 9932, Austin, Texas 78768  
BY:   
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

Date of Sale (first Tuesday of month):

January 4, 2022

2021 DEC -1 PM 2:47

FILED FOR RECORD  
KAUFMAN CO. TEXAS

Time of Sale:

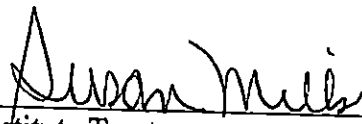
10:00 a.m.

Place of Sale:

THE FRONT STEPS OF THE KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, BILL GIBSON, RUSSELL SLATON, ED HENDERSON, TONY HULSEY, SHARON HOBBS, MATT DUNN, OR ANY TO ACT as the Substitute Trustee under the Deed of Trust, and Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on January 4, 2022, Trustee will offer the Property for sale at public auction at THE FRONT STEPS OF THE KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners in Kaufman County, Texas, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is 10:00 a.m., and the sale will be conducted no later than three hours thereafter.

  
Substitute Trustee SUSAN MILLS

## EXHIBIT A

Being all of that certain lot, tract or parcel of land located in the J.R. Relerson Survey, Abstract No. 425 and the Timothy Devore Survey, Abstract No. 115, Kaufman County, Texas and being part of the 10.008 acre tract of land described in Deed to Billie F. Spurgeon and Marlin Spurgeon recorded in Volume 1940, Page 199 of the Real Property Records of Kaufman County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at the northeast corner of the Spurgeon tract, the northwest corner of the Jeffrey and Teresa Lynfoot 9.94 acre tract of land described in Deed recorded in Volume 1958. Page 576 of the RPRKCT and in the County Road 4015;

THENCE, S 00° 00' 09" W, along the west line of the Lynfoot tract, passing a 1/2" iron rod found at the 10.0 feet and continuing a total distance of 1319.49 feet to a 1/2" iron rod found at the southwest corner of the Lynfoot tract and in the north line of the Rickey and Diane Bishop 25.404 acre tract of land described in Deed recorded in Volume 1966, Page 220 of the RPRKCT;

THENCE, S 89° 58' 00" W, 330.61 feet along the north line of the Bishop tract to a 1/2" iron rod found at the southeast corner of the John and Penny Watson 15.006 acre tract of land described in Deed recorded in Volume 1954, Page 604 of the RPRKCT;

THENCE, North (Reference Bearing), 1042.38 feet along the east line of the Watson tract to a 5/8" iron rod set;

THENCE, through the Spurgeon tract as follows: S 82° 15' 32" E, 176.07 feet to a 5/8" iron rod set and N 04° 03' 24" E, passing a 5/8" iron rod set at 290.02 feet and continuing a total distance of 300.02 feet to a point in County Road 4015;

THENCE, N 89° 15' 17" E, 134.99 feet along County Road 4015 to the POINT OF BEGINNING and CONTAINING 8.78 ACRES OF LAND MORE OR LESS of which 0.09 acres lies within County Road 4015.

\*BASIS OF BEARINGS: Volume 1940, Page 199

Street Address: 14160 County Road 4015. Mabank. TX 75147

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
11/22/2002

**Grantor(s)/Mortgagor(s):**  
SCOTT SIGVALDSON AND LISA SIGVALDSON

**Original Beneficiary/Mortgagee:**  
AMERIQUEST MORTGAGE COMPANY

**Current Beneficiary/Mortgagee:**  
Chase Mortgage Holdings, Inc. s/b/m to JPMC Specialty Mortgage LLC

**Recorded in:**  
**Volume:** 02110  
**Page:** 00150  
**Instrument No:** 25547

**Property County:**  
KAUFMAN

**Mortgage Servicer:**  
JP Morgan Chase Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1111 Polaris Parkway,  
Columbus, OH 43240

**Legal Description:** BEING 1.00 ACRE OF LAND, MORE OR LESS, LOCATED IN THE MARTHA MUSICK SURVEY, ABSTRACT NO. 312, KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

**Date of Sale:** 1/4/2022

**Earliest Time Sale Will Begin:** 10:00:00 AM

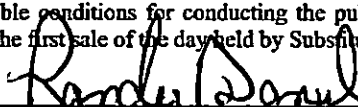
**Place of Sale of Property:** Kaufman County Courthouse, 100 W. Mulberry Street, Kaufman, TX 75142 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.


The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please Send written notice of the active duty military service to the sender of this notice immediately.**

  
\_\_\_\_\_  
Bob Dickerson, Aaron Parker, Terry Waters, Bruce Miller, Craig Muirhead, Wendy Lambert, Thomas Lester, Shawn Schiller, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com, Randy Daniel or Cindy Daniel or Jim O'Bryant  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2021 NOV 18 AM 9:12  
LAURA A. HUGHES  
COUNTY CLERK  
BY:   
DEPUTY

**MH File Number:** TX-14-21742-FC  
**Loan Type:** Conventional Residential

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the MARTHA MUZICE SURVEY, ABSTRACT NO. 912, Kaufman County, Texas, and being a part of that 18.85 acres tract of land as described in a Warranty deed from Sam Dozier and wife, Beulah Dozier to James L. Dozier and wife, Nellie Joe Dozier, dated June 15, 1946 and being recorded in Volume 304, Page 249 of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.J. RPLS 5034" set for corner at the intersection of the Dozier Circle and High Country Lane, said point being at the South corner of the above cited 18.85 acres tract;

**THENCE** N. 45 deg. 00 min. 00 sec. W. (controlling bearing line) along the center of High Country Lane, and along the Southwest boundary line of said 18.85 acres tract, a distance of 208.71 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.J. RPLS 5034" set for corner.

**THENCE** N. 45 deg. 00 min. 00 sec. E., at 18.50 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.J. RPLS 5034" set for witness, and continuing for a total distance of 208.71 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.J. RPLS 5034" set for corner;

**THENCE** S. 45 deg. 00 min. 00 sec. E. a distance of 208.71 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.J. RPLS 5034" set for corner in Dozier Circle, said point being in the Southeast line of said 18.85 acres tract;

**THENCE** S. 45 deg. 00 min. 00 sec. W., along Dozier Circle, along the Southeast line of said 18.85 acres tract, at 181.00 feet pass a 1/2" iron rod with yellow plastic cap stamped "R.S.C.J. RPLS 5034" set for witness, and continuing for a total distance of 208.71 feet to the POINT OF BEGINNING and containing 1.00 acres of land

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**1. Date, Time, and Place of Sale.**

~~Date: January 04, 2022~~

~~Time: The sale will begin at 11:00 AM or not later than three hours after that time.~~

Place: THE FRONT STEPS OF THE KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 19, 2017 and recorded in Document CLERK'S FILE NO. 2017-0013980 real property records of KAUFMAN County, Texas, with BRANDON HANNA AND CHARMON HANNA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BRANDON HANNA AND CHARMON HANNA, securing the payment of the indebtednesses in the original principal amount of \$318,986.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD  
SUITE 200  
WESTLAKE VILLAGE, CA 91361

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2021 NOV 15 PM 12:53  
LAURA A. NICHES  
COUNTY CLERK  
BY: DEPUTY



**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JACK BECKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, OR JANET PINDER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11-15-21 I filed at the office of the KAUFMAN County Clerk and caused to be posted at the KAUFMAN County courthouse this notice of sale.

Declarants Name: Michelle Pangle  
Date: 11-15-21

9477 HOMESTEAD LANE  
FORNEY, TX 75126

0000008230773

0000008230773

KAUFMAN

**EXHIBIT "A"**

LOT 22, HOMESTEAD LANE, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF  
RECORDED IN CABINET 2, ENVELOPE 159, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 08, 2003 and recorded under Vol. 2264, Page 00377, or Clerk's File No. 18825, in the real property records of KAUFMAN County Texas, with Elishus Donley and wife, Donna Donley as Grantor(s) and New Century Mortgage Corporation as Original Mortgagee.

Deed of Trust executed by Elishus Donley and wife, Donna Donley securing payment of the indebtedness in the original principal amount of \$86,400.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Elishus Donley and Donna Donley. Deutsche Bank National Trust Company, as Trustee for the holders of New Century Home Equity Loan Trust, Series 2003-A, Asset Backed Pass-Through Certificates, is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

#### Legal Description:

**BEING LOT 24, BLOCK C OF KENNEDY HEIGHTS ADDITION, BLOCKS C AND D, AN ADDITION TO THE CITY OF FERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 279, PLAT RECORDS, KAUFMAN COUNTY, TEXAS (FORMERLY DESIGNATED AS VOLUME 7, PAGE 4, KAUFMAN COUNTY, PLAT RECORDS).**

### SALE INFORMATION

**Date of Sale: 01/04/2022**

**Earliest Time Sale Will Begin: 11:00 AM**

**Location of Sale:** The place of the sale shall be: KAUFMAN County Courthouse, Texas at the following location: On the front steps of the Kaufman County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Brenda Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Kathy Arrington, Guy Wiggs, Janet Pinder, Jack Beckman, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200


Executed on 11/15/2021.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-21-0588

BY:  \_\_\_\_\_  
LAURA A. HUSHES  
COUNTY CLERK  
OF PLITT

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2021 NOV 16 AM 8:22

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
9/15/2015

**Grantor(s)/Mortgagor(s):**  
DAVID JAKUBIEC, A SINGLE MAN, AND ANTHONY  
JAKUBIEC, A SINGLE MAN  
**Current Beneficiary/Mortgagee:**  
GUILD MORTGAGE COMPANY LLC

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD  
MORTGAGE COMPANY, A CALIFORNIA  
CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Recorded In:**  
**Volume:** 4878  
**Page:** 216  
**Instrument No:** 2015-0017885

**Property County:**  
KAUFMAN

**Mortgage Servicer:**  
Guild Mortgage Company, LLC is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
5887 Copley Drive,  
San Deigo, CA 92111

**Legal Description:** LOT NO. 31, OF JASPER MEADOWS PHASE II TO KAUFMAN COUNTY, TEXAS, ACCORDING TO  
THE PLAT THEREOF RECORDED IN CABINET 2 AT ENVELOPE 259 OF THE PLAT RECORDS OF KAUFMAN  
COUNTY, TEXAS

**Date of Sale:** 1/4/2022 **Earliest Time Sale Will Begin:** 10AM

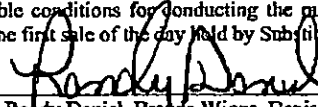
**Place of Sale of Property:** THE FRONT STEPS OF THE COURTHOUSE OR IN THE AREA DESIGNATED BY THE  
COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The  
sale will begin at the earliest time stated above or within three (3) hours after that time.

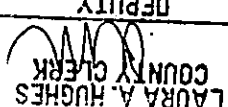
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the  
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct  
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further  
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National or the National Guard of another  
state or as a member of a reserve component of the  
armed forces of the United States, please  
Send written notice of the active duty military  
service to the sender of this notice immediately.

  
\_\_\_\_\_  
Randy Daniel, Brenda Wiggs, Denise Boerner, David Stockman,  
Donna Stockman, Michelle Schwartz, Randy Daniel or Cindy  
Daniel or Jim O'Bryant  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUIS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-21-79795-POS  
**Loan Type:** FHA

DEPUTY  
BY:   
LAURA A. HUGHES  
COUNTY CLERK  
FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2021 NOV 10 AM 9:52

15L-78249

A

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Bob Dickerson, Aaron Parker, Terry Waters, Bruce Miller,  
Craig Muirhead, Wendy Lambert, Thomas Lester,  
Shawn Schiller, Cary Corenblum, Joshua Sanders,  
Matthew Hansen, Angie Uselton, Aurora Campos, Dana  
Kamin, Lisa Bruno, Meryl Olsen  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

BY:   
LAURA A. HUGHES  
COUNTY CLERK

2021 OCT 28 AM 10:18

FILED FOR RECORD  
KAUFMAN CO TEXAS

TS No TX07000024-19-3S

APN 181874

TO No 1953408

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on April 7, 2017, CHRISTOPHER DUKE AND COLLEEN DUKE, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ACADEMY MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$273,941.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on April 12, 2017 as Document No. 2017-0007931 in Book OR Volume 5312, on Page 506 in Kaufman County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 181874

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Bob Dickerson, Aaron Parker, Terry Waters, Bruce Miller, Craig Muirhead, Wendy Lambert, Thomas Lester, Shawn Schiller, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **FREEDOM MORTGAGE CORPORATION**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 4, 2022** at **10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Kaufman County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Kaufman County Courthouse, 100 W. Mulberry Street, Kaufman, TX 75142, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and FREEDOM MORTGAGE CORPORATION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and FREEDOM MORTGAGE CORPORATION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 26 day of October, 2021.

By: Cary Corenblum  
Substitute Trustee(s)

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: [Auction.com](http://Auction.com) at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE S. THOMPSON SURVEY, ABSTRACT NO. 528, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 10.00 ACRE TRACT CONVEYED "TO BOBBY J. HALLUMS, ETUX BY COUNTRYSIDE DEVELOPMENT CORPORATION ON MARCH 17,1995, RECORDED IN VOL. 1161 PAGE 918 OF DIE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/8" IRON ROD SET AT DIE EASTERLY NORTH CORNER OF THE ABOVE MENTIONED 10.00 ACRE TRACT AT THE EAST CORNER OF THE WILLIAM E. GRANT 5.316 ACRE TRACT, RECORDED IN VOL. 893 PAGE 289 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING IN THE SOUTHWEST RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 175.

THENCE S 29 DEG. 59 MIN. 45 SEC. E, WITH THE EASTERLY NORTHEAST LINE OF SAID 10.00 ACRE TRACT AND WITH SAID RIGHT OF WAY LINE, A DISTANCE OF 229.61 FT. TO A 3/8" IRON ROD SET FOR CORNER.

THENCE S 60 DEG. 00 MIN. 15 SEC. W, A DISTANCE OF 187.59 FT. TO A 3/8" TON ROD SET FOR CORNER.

THENCE S 32 DEG. 53 MIN. 21 SEC. W, A DISTANCE OF 686.77 FT. TO A 3/8" IRON ROD SET IN THE SOUTHWEST LINE OF SAID 10.00 ACRE TRACT AND BEING IN THE NORTHEAST LINE OF THE THOMAS T. IRONS AND M. SUSAN IRONS 5.19 ACRE TRACT, RECORDED IN VOL 1227 PAGE 206 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS.

THENCE N 44 DEG. 24 MIN. 43 SEC. W, WITH THE SOUTHWEST LINE OF SAID 10.00 ACRE TRACT, A DISTANCE OF 342.06 FT. TO A 3/8" IRON ROD FOUND AT THE WEST CORNER OF SAME, AT THE NORTH CORNER OF SAID 5.19 ACRE TRACT AND BEING IN THE SOUTHEAST LINE OF CEDAR LANE ESTATES REVISED, RECORDED IN CABINET 2 PAGE 83 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

THENCE N 44 DEG. 40 MIN. 06 SEC. E, WITH THE WESTERLY NORTHWEST LINE OF SAID 10.00 ACRE TRACT, A DISTANCE OF 458.34 FT TO A 3/8" IRON ROD FOUND AT THE WESTERLY NORTH CORNER OF SAME, AT THE SOUTH CORNER OF LOT NO. 10 OF SAID CEDAR LANE ESTATES REVISED AND BEING IN THE SOUTHWEST LINE OF THE ABOVE MENTIONED 5.316 ACRE TRACT.

THENCE S 29 DEG. 50 MIN. 11 SEC. E, WITH THE SOUTHWEST LINE OF SAID 5.316 ACRE TRACT, A DISTANCE OF 31.13 FT. TO A 3/8" IRON ROD SET AT THE SOUTH CORNER OF SAME AND BEING AT AN ELL CORNER OF SAID 10.00 ACRE TRACT.

THENCE N 44 DEG. 40 MIN. 06 SEC. E, WITH THE EASTERLY NORTHWEST LINE OF SAID 10.00 ACRE TRACT, A DISTANCE OF 458.43 FT TO THE POINT OF BEGINNING, CONTAINING 5.000 ACRES OF LAND.

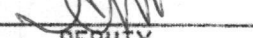
#2017-0007931  
Filed for Record in Kaufman County TX  
04/12/2017 12:03:37 PM

A  
Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 21-25726

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2021 NOV -4 PM 12:54

LAURA A. HUGHES  
COUNTY CLERK

BY:   
DEPUTY

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 7/19/2013, Dan Taylor and Connie G. Taylor, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Charles A. Brown, Attorney, as Trustee, JPMorgan Chase Bank, N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$177,799.00, payable to the order of JPMorgan Chase Bank, N.A., which Deed of Trust is Recorded on 7/25/2013 as Volume 2013-0013871, Book 4397, Page 330, in Kaufman County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Being lot 174, Winners Circle Addition, an addition in Kaufman County, Texas according to the map thereof recorded in cabinet 2, page 143, plat records of Kaufman County, Texas. Ratification of same recorded in volume 1232, page 820, deed records, Kaufman County, Texas.

Commonly known as: 1435 TRINITY MEADOWS, TERRELL, TX 75160

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Jack Beckman, Michelle Schwartz, Kathy Arrington, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Randy Daniel or Cindy Daniel or Jim O'Bryant or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for BankUnited N.A., which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on 1/4/2022 at 10:00 AM, or no later than three (3) hours after such time, in Kaufman County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



4737298

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WITNESS, my hand this 11/1/2021

WITNESS, my hand this 11-4-21

*Monica Sandoval*

By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgage or Mortgage  
Servicer  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806

*Donna Stockman*

By: Substitute Trustee(s)  
Jack Beckman, Michelle Schwartz, Kathy  
Arrington, Brenda Wiggs, Guy Wiggs, David  
Stockman, Donna Stockman, Janet Pinder, Randy  
Daniel or Cindy Daniel or Jim O'Bryant  
C/O Carrington Foreclosure Services, LLC  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.***

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 13, 2003 and recorded under Clerk's File No. 2020-0019336, in the real property records of KAUFMAN County Texas, with Bob Douglas, Janice Douglas, Brian N. Douglas as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for GMAC Mortgage Corporation DBA ditech.com, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Bob Douglas, Janice Douglas, Brian N. Douglas securing payment of the indebtedness in the original principal amount of \$60,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Bob Douglas, Janice Douglas, Brian N. Douglas. Wells Fargo Bank, N.A. as Indenture Trustee for GMACM Home Equity Notes 2004 Variable Funding Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

#### Legal Description:

**BEING LOT NUMBER 22 BLOCK 11 IN HERITAGE HILLS ADDITION, SECTION TWO AS SHOWN IN THE RECORDED PLAT/MAP THEREOF IN VOLUME 7 PAGE 11 OF KAUFMAN COUNTY RECORDS**

### SALE INFORMATION

Date of Sale: 01/04/2022

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: KAUFMAN County Courthouse, Texas at the following location: On the front steps of the Kaufman County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Brenda Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Kathy Arrington, Guy Wiggs, Janet Pinder, Jack Beckman, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Executed on 12/01/2021.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-19-2984

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2021 DEC -2 AM 10:41  
BY \_\_\_\_\_  
LAURA A. HUGHES  
COUNTY CLERK  
M  
OFFICE

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 07, 2019 and recorded under Vol. 5930, Page 397, or Clerk's File No. 2019-0003149, in the real property records of KAUFMAN County Texas, with Lisa M Compian and Alejandro Compian, Wife and Husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for DHI Mortgage Company, Ltd., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Lisa M Compian and Alejandro Compian, Wife and Husband securing payment of the indebtedness in the original principal amount of \$283,500.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Lisa M Compian and Alejandro Compian. Arvest Central Mortgage Company is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Arvest Central Mortgage Company is acting as the Mortgage Servicer for the Mortgagee. Arvest Central Mortgage Company, is representing the Mortgagee, whose address is: 801 John Barrow Road, Suite 1, Little Rock, AR 72205.

#### Legal Description:

**LOT 2,BLOCK "JJ" THE VILLAGES OF FOX HOLLOW- PHASE 2, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLEEVE 353 AND AMENDED IN CABINET 3, SLEEVE 358 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale:** 01/04/2022

**Earliest Time Sale Will Begin:** 10:00 AM

**Location of Sale:** The place of the sale shall be: KAUFMAN County Courthouse, Texas at the following location: On the front steps of the Kaufman County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



**“WHERE IS” condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Brenda Wiggs, Donna Stockman, David Stockman, Bob Dickerson, Bruce Miller, Wendy Lambert, Aaron Parker, Terry Waters, Michelle Schwartz, Logan Thomas, Shawn Schiller, Cary Corenblum, David Ray, Douglas Rodgers, Jeffrey Fleming, Joshua Sanders, Judith A. Frappier, Lauren Christoffel, Michael Harrison, Paul Barrett, Phillip Pierceall, Kathy Arrington, Guy Wiggs, Janet Pinder, Jack Beckman, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Executed on 12/07/2021.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

C&M No. 44-21-0889

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2021 DEC -9 PM 2:02  
LAURA A. HUGHES  
COUNTY CLERK  
BY: \_\_\_\_\_  
DEF007

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**1. Date, Time, and Place of Sale.**

Date: 1/04/2022

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Kaufman County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/06/2006 and recorded in the real property records of Kaufman County, TX and is recorded under Clerk's File/Instrument Number, 2781, Page 40, with Charlotte L. Kelsey (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for BSM Financial, L.P. dba Banksorce Mortgage mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Charlotte L. Kelsey, securing the payment of the indebtedness in the original amount of \$65,789.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Specialized Loan Servicing LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN THE R.G. CARTWRIGHT SURVEY, A-76, KAUFMAN COUNTY, TEXAS, AND BEING ALL THAT TRACT AS CONVEYED FROM CHRISTINE BAKER TO CHARLOTTE L. KELSEY, AS RECORDED IN VOLUME 628, PAGE 727, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CROSS TIE POST AT THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT BEING AT THE INTERSECTION OF THE NORTH LINE OF COUNTY ROAD NO. 376 AND THE EAST LINE OF COUNTY ROAD NO. 377;

THENCE N 4 DEGREES 49 MINUTES 44 SECONDS E, ALONG THE EAST LINE OF COUNTY ROAD NO. 377, A DISTANCE OF 214.04 FEET TO AN 18" ASH TREE FOR CORNER;

THENCE S 83 DEGREES.55 MINUTES 19 SECONDS E, A DISTANCE OF 139.73 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE S 3 DEGREES 36 MINUTES 52 SECONDS W, A DISTANCE OF 200.35 FEET TO A CHAIN LINK FENCE POST FOR CORNER;



4738706

THENCE N 89 DEGREES 24 MINUTES 54 SECONDS W, ALONG THE NORTH LINE OF COUNTY ROAD  
NO. 376, A DISTANCE OF 144.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.675 ACRES  
OF LAND.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Specialized Loan Servicing, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Specialized Loan Servicing LLC  
8742 Lucent Blvd Suite 300  
Highlands Ranch, CO 80129

Donna Stockman  
**SUBSTITUTE TRUSTEE**

Randy Daniel, Brenda Wiggs, Denise Boerner, David Stockman, Donna Stockman, Michelle Schwartz,  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of Dec, 2021.

David R Stockman

NOTARY PUBLIC in and for

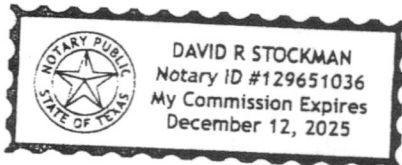
Parker

COUNTY

My commission expires: 12-12-25

Print Name of Notary:

David R. Stockman



**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Kaufman County Clerk and caused to be posted at the Kaufman County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

BY: Laura A. Hughes  
COUNTY CLERK  
DEPUTY

2021 DEC 13 AM 11:24

FILED FOR RECORD  
KAUFMAN CO. TEXAS



authority vested in Steven M. Thomas as Trustee, by the terms and conditions of the Deed of Trust; and

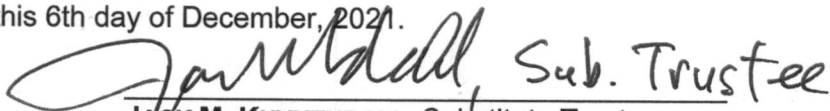
**WHEREAS**, default has occurred under the terms of the Note secured by the Deed of Trust and the indebtedness evidenced therein is wholly due, the current owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same;

**ACCORDINGLY, NOTICE IS HEREBY GIVEN** that on the first Tuesday in January, the 4th day of January, 2022, I will sell the property at the area for foreclosure sale designated by the Kaufman County Commissioner's court, said location being

THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

to the highest bidder for cash subject to any prior and superior liens, if any. The earliest time at which the sale will begin is 10:00 am on January 4, 2022 and no later than three hours after such time.

WITNESS MY HAND this 6th day of December, 2021.

 Sub. Trustee

JACK M. KUYKENDALL, Substitute Trustee  
5048 Tennyson Parkway, Suite 250, Plano, TX 75024

**EXHIBIT "A"**

All That Certain Tract of Land Being All of Lot 1 and Part of Lots 2 and 4, Block 29, Original Town of Terrell, Kaufman County, Texas, Being The Same Tract of Land Conveyed to Pariluse, L. L. C. Recorded in Volume 2020, Page 481 Real Property Records, Kaufman County, Texas, and Being Described by Metes and Bounds as follows:

Beginning at a ½ inch Iron Rod Set with Yellow Cap Stamped BG&A for Corner at The Intersection of The East Line of S. Virginia Street a 100 Foot Right-Of-Way and The South Line of E. Rochester Street an 80 Foot Right-Of-Way, said Point Being The Northwest Corner of said Lot 2 and Block 29;

Thence South 81 Degrees 41 Minutes 51 Seconds East Along The South Line of Said E. Rochester Street a Distance Of 249.74 Feet to a ½ Inch Iron Rod Found for Corner, The Northeast Corner of said Lot 1 and Block 29, said Point Being in The West Line of S. Delphine Street an 80 Foot Right-of-Way;

Thence South 08 Degrees 13 Minutes 13 Seconds West Along The West Line of said S. Delphine Street A Distance Of 130.33 Feet To a ½ Inch Iron Rod Found For Corner, The Southeast Corner of Herein Described Tract and The Northeast Corner of A Tract of Land Conveyed To Steven V. Harden Recorded in Volume 2859, Page 33 Real Property Records, Kaufman County, Texas, Said Point Being In The East Line Of Said Lot 4, Block 29;

Thence North 81 Degrees 42 Minutes 48 Seconds West Along The North Line Of Said Harden Tract A Distance of 125.00 Feet To A ½ Inch Iron Rod Found For Corner, The Northwest Corner Of Said Harden Tract;

Thence North 08 Degrees 16 Minutes 39 Seconds East Passing The Common Lot Corner of Said Lots 1, 2, 3 And 4, Block 29 A Distance Of 67.83 Feet To A ½ Inch Iron Rod Found For Corner, An Inner Ell Corner of Herein Described Tract;

Thence North 81 Degrees 40 Minutes 53 Seconds West Along The North Line Of A Tract Of Land Conveyed To Versie Mae Jackson A Distance Of 124.93 Feet To A ½ Inch Iron Rod Found For Corner In The East Line Of Said S. Virginia Street, Said Point Being The Most Westerly Southwest Corner of Herein Described Tract And The Northwest Corner Of Said Jackson Tract In The West Line Of Said Lot 2, Block 29;

Thence North 08 Degrees 20 Minutes 00 Seconds East Along The East Line Of Said S. Virginia Street A Distance Of 62.50 Feet To The Place Of Beginning And Containing 24,093.674 Square Feet Or 0.553 Acres of Land.

**Notice of Trustee's Sale**

**Date:** December 10, 2021

**Substitute Trustee:** Randy Daniel or Cindy Daniel or Jim O'Bryant or Jack Beckman or David Garvin

**Substitute Trustee's Address:** P. O. Box 1571  
Boerne, Texas 78006

**Mortgagee:** MMXXI Texas Income Trust

**Mortgagee's Address:**  
MMXXI Texas Income Trust  
99 Wall Street, Suite 1917  
New York, New York 10005

**Mortgage Servicer:** SecureNet Loan Services, LLC

**Mortgage Servicer's Address:** P. O. Box 15826  
San Antonio, Texas 78212

**Note:** Note dated May 11, 2020 in the amount of \$159,900.00

**Deed of Trust**

**Date:** May 11, 2020

**Grantor:** Oscar Cerda Contreras; and Josefina Resenes

**Mortgagee:** Kaufman County Land Trust

**Recording information:** Document Number 2020-0012432 in the Official Public Records of Kaufman County, Texas

**Property:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**County:** Kaufman County

**Date of Sale (first Tuesday of month):** January 4, 2022

**Time of Sale:** 10:00 a.m. - 1:00 p.m.

**Place of Sale:** Area of the Kaufman County Courthouse as designated by the Kaufman County Commissioners Court

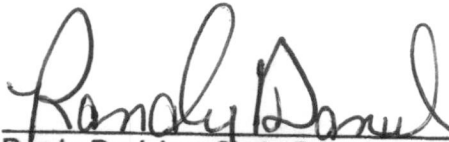
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2021 DEC 14 AM 9:40  
LAURA A. HUGHES  
COUNTY CLERK  
BY: [Signature] DEPUTY

Mortgage Servicer has appointed Randy Daniel or Cindy Daniel or Jim O'Bryant or Jack Beckman or David Garvin as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

A handwritten signature in cursive script that reads "Randy Daniel". The signature is written in black ink and is positioned above a horizontal line.

Randy Daniel or Cindy Daniel or Jim O'Bryant or Jack Beckman or David Garvin

**EXHIBIT "A"**

(Tract Eight)

All that certain lot, tract or parcel of land situated within the Thomas Lowry Survey, Abstract No. 285, Kaufman County, Texas, same being a part of "Tract 1" and "Tract 2" of land conveyed to Kaufman County Land Trust Volume 5772, Page 265, Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

**BEGINNING** at a point, within County Road No. 4101, from which southerly most corner of said "Tract 2" bears South 44 degrees 43 minutes 32 seconds East at 1081.54 feet for witness;

**THENCE** North 44 degrees 43 minutes 32 seconds West, with the southwest line of said "Tract 2" and within County Road No. 4101, 276.00 feet to a point for corner;

**THENCE** North 45 degrees 16 minutes 28 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 30.00 feet, in all 1601.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 44 degrees 43 minutes 32 seconds East, 276.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 45 degrees 16 minutes 28 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1571.00 feet, in all 1601.00 feet to the Point of Beginning and containing 10.14 acres of land, more or less.

**NOTE:** The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.