

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/9/2017

Grantor(s)/Mortgagor(s):
LEROY LEROY, AN UNMARRIED MAN

Original Beneficiary/Mortgagee:
NAVY FEDERAL CREDIT UNION

Current Beneficiary/Mortgagee:
Navy Federal CU

Recorded In:
Volume: 5370
Page: 365
Instrument No: 2017-0013416

Property County:
KAUFMAN

Mortgage Servicer:
Navy Federal Credit Union is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
820 Föllin Lane SE,
Vienna, VA 22180

Legal Description: BEING LOT 14, IN BLOCK A, OF GLEN HAVEN ADDITION PHASE III, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 767, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

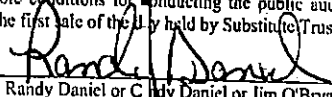
Date of Sale: 3/1/2022 **Earliest Time Sale Will Begin:** 10am

Place of Sale of Property: THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 §§1.002 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 Property held by Substitute Trustee.



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 & HOLMES, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

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.

MH File Number: TX-20-77773-POS
Loan Type: VA

FILED FOR RECORD
KAUFMAN CO TEXAS
2022 FEB -7 PM 2:49
LAURA A. HUGHES
COUNTY CLERK
BY:  DEPUTY

NOTICE OF 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."

Date: January 18, 2022

CONTRACT FOR DEED:

DATE: February 27, 2016
BUYER: David Rodriguez-Mondragon
SELLER: Landco Investments, Inc.

COUNTY WHERE PROPERTY IS LOCATED: Kaufman

PROPERTY: Being Lot 17 of the Koyal Estates Subdivision, as recorded in Cabinet 2, Envelope 306, at the County Clerk's office, Kaufman County, Texas.

HOLDER: Landco Investments, Inc.
PO Box 490069
Key Biscayne, Florida 33149

TRUSTEE: Robert J. Rockett

TRUSTEE'S MAILING ADDRESS: 307 West Seventh Street, Suite 1719
Fort Worth, Texas 76102-5114

SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102-5114

DATE OF SALE (first Tuesday of month): ~~March 1, 2022~~


EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: At the front steps of the Courthouse at 100 West Mulberry Street, Kaufman County, Texas 75142, or, if the preceding area(s) is/are no longer the area(s) designated by the Kaufman County Commissioner's Court, at the area most recently designated by the Kaufman County Commissioner's Court.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 JAN 24 PM 1:31
LAURA A. HUGHES
COUNTY CLERK
OFFICE

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Robert J. Rockett, Attorney

After recording, return to:

Robert J. Rockett
307 West Seventh Street, Suite 1719
Fort Worth, Texas 76102-5114

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 OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated January 15, 2021, executed by **KIM DENISE BALLARD, A SINGLE PERSON, AND MICHAEL EDWARD BALLARD, A SINGLE PERSON** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2021-0002787, Official Public Records of Kaufman County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Randy Daniel or Cindy Daniel or Jim O'Bryant, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, March 1, 2022**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Kaufman County Courthouse at the place designated by the Commissioner's Court for such sales in Kaufman County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2020 Legacy Manufactured Home, Serial No. L115542.

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

2022 JAN 21 PM 1:47

LAURA A. HUGHES
COUNTY CLERK

EXECUTED this 20 day of January, 2022.

BY: _____
DEPUTY

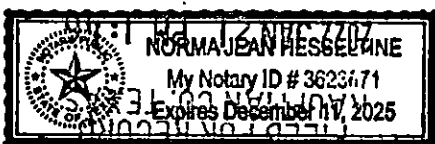
K. LITTLEFIELD

K. CLIFFORD LITTLEFIELD, Mortgage Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

~~SUBSCRIBED~~ and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD** this 20 day of January, 2022, to certify which witness my hand and official seal.

LAURA A. HUGHES
COUNTY CLERK



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

BEING a parcel of land situated in the R. A. Terrell Survey, Abstract no. 340, Kaufman County, Texas, and being a portion of tract of land described in Contract of Sale and Purchase Texas Veterans Land Board Program to Cartwright D. Prewett, recorded in Volume 1194, Page 494, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the West line of County Road 334, at the Northeast corner of a tract of land described in deed to Thomas Special Needs Trust, recorded under Instrument No. 2018-004498 (D.R.K.C.T.), being the Southeast corner of said Prewett tract:

THENCE South 87 deg. 56 min. 33 sec. West, with the North line of said Thomas Special Needs Trust a distance of 316.85 feet to a 1/2 inch yellow-capped iron rod set for corner at the Southerly Southeast corner of that remaining portion of said Prewett tract;

THENCE North 01 deg. 05 min. 52 sec. West, a distance of 275.00 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 87 deg. 56 min. 33 sec. East, a distance of 316.85 feet to a 1/2 inch yellow-capped iron rod set for corner in the East line of said Prewett tract and in the said West line of County Road 334;

THENCE South 01 deg. 05 min. 52 sec. East, with the said West line a distance of 275.00 feet to the **PLACE OF BEGINNING** and containing 87,179 square feet or 2.00 acres of land.

NOTICE OF 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.”

DATE: January 18, 2022

CONTRACT FOR DEED:

DATE: October 1, 2012

BUYER: Janet Sutton and David Sutton

SELLER: Gina Atchison Lowman

COUNTY WHERE PROPERTY IS LOCATED: Kaufman

PROPERTY: See Exhibit “A” attached hereto and made a part hereof for all purposes.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 JAN 24 PM 1:18
LAURA A. HUTCHES
COUNTY CLERK
BY: [Signature]

WARRANTY DEED

DATE: August 4, 2021

GRANTOR: Gina Atchison A/K/A Gina Atchinson N/K/A Gina Lowman and Spouse,
Richard Lowman

BUYER: Texas Homemasters LLC, a Texas limited liability company

PROPERTY: See Exhibit “A” attached hereto and made a part hereof for all purposes.

HOLDER: Texas Homemasters LLC, a Texas limited liability company
5717 Airport Freeway
Haltom City, Texas 76117

TRUSTEE: Robert J. Rockett or Cathyrine L. Rockett

TRUSTEE'S MAILING ADDRESS: 307 West Seventh Street, Suite 1719
Fort Worth, Texas 76102-5114

SENDER OF NOTICE: Robert J. Rockett
307 West Seventh Street, Suite 1719
Fort Worth, Texas 76102-5114

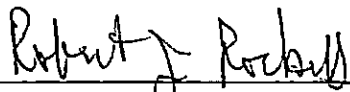
DATE OF SALE (first Tuesday of month): ~~March 1, 2022~~

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: At the front steps of the Courthouse at 100 West Mulberry Street, Kaufman County, Texas 75142, or, if the preceding area(s) is/are no longer the area(s) designated by the Kaufman County Commissioner's Court, at the area most recently designated by the Kaufman County Commissioner's Court.

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Robert J. Rockett, Trustee

After recording, return to:
Robert J. Rockett
307 West Seventh Street, Suite 1719
Fort Worth, Texas 76102-5114

Exhibit "A"

BEING all that certain lot, tract, or parcel of land located in the JUAN ESCULAN SURVEY, ABSTRACT NO. 144, KAUFMAN COUNTY, Texas, and being a part of a 180.14 acre tract of land conveyed to Aubrey Brown by deed dated July 21, 1970, recorded in Volume 538, Page 564 of the Deed Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set in the center of County Road No. 350, said point being the Southwest corner of a 10.195 acre tract of land conveyed to Glynn Gardner and wife, by deed recorded in Volume 879, Page 375, of the Deed Records of Kaufman County, Texas;

THENCE South 49 degrees 34 minutes 44 seconds East, along the Southwest line of said 10.195 acre tract of land a distance of 329.77 feet to an iron rod found at the Northwest corner of a called 2.049 acre tract of land conveyed to Glyn Gardner and wife, by deed recorded in Volume 909, Page 472 of the Deed Records, Kaufman County, Texas;

THENCE South 01 degrees 34 minutes 44 seconds West, along the West line of said 2.049 acre tract of land, a distance of 284.84 feet to an iron rod found at the Southwest corner of said 2.049 acre tract of land;

THENCE North 68 degrees 12 minutes 49 seconds West, a distance of 269.07 feet to an iron rod set in the center of said County Road No. 350;

THENCE North 00 degrees 34 minutes 04 seconds East, along the center of said County Road No. 350, a distance of 398.77 feet to the PLACE OF BEGINNING and containing 1.98 acres of land.

FILED FOR RECORD
KAUFMAN CO TEXAS

2022 JAN 20 AM 10:08

LAURA A. HUGHES
COUNTY CLERK


BY: 
DERBY

Notice of Substitute Trustee Sale

T.S. #: 21-5654

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 1:00 PM
Place: Kaufman County Courthouse in KAUFMAN, Texas, at the following location:
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

Property To Be Sold - The property to be sold is described as follows:

Lot 40, Block E, Brookville Estates, Phase 1, an addition to the City of Forney, Kaufman County, Texas, according to the Map of Plat thereof recorded in/under Volume 2, Page 544, Map/Plat Records, Kaufman County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 5/14/2018 and is recorded in the office of the County Clerk of Kaufman County, Texas, under County Clerk's File No 2018-0011698 recorded on 5/16/2018 in Book 5677 Page 210 of the Real Property Records of Kaufman County, Texas.

102 OLD GLORY LN
FORNEY, TX 75126

Trustor(s):	TINA MARION	Original Beneficiary:	Mortgage Electronic Registration Systems Inc., as nominee for Southwest Funding, LP, its successors and assigns
Current Beneficiary:	Planet Home Lending, LLC	Loan Servicer:	Planet Home Lending, LLC
Current Substituted Trustees:	Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Jack Beckman, Rick Snoko, Prestige Default Services, LLC		

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.

T.S. #: 21-5654

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by TINA MARION, A SINGLE WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$211,111.00, executed by TINA MARION, A SINGLE WOMAN, and payable to the order of Mortgage Electronic Registration Systems Inc., as nominee for Southwest Funding, LP, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of TINA MARION, A SINGLE WOMAN to TINA MARION. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

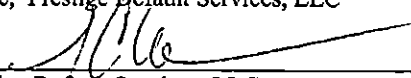
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

T.S. #: 21-5654

Dated: 1-20-22

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Jack Beckman, Rick Snoke, Prestige Default Services, LLC


Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1019
Fax: (949) 427-2732
Website: AUCTION.COM

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/18/2010

Grantor(s)/Mortgagor(s):
LLOYD T. YOUNG SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR TOWN SQUARE MORTGAGE & INVESTMENTS, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. BANK NATIONAL ASSOCIATION

Recorded in:
Volume: 3844
Page: 430
Instrument No: 2010-0017068

Property County:
KAUFMAN

Mortgage Servicer:
U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
4801 Frederica Street,
Owensboro, KY 42301

Legal Description: LOT 11, BLOCK "S", DIAMOND CREEK PHASE 2, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 663, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

Date of Sale: 3/1/2022

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.

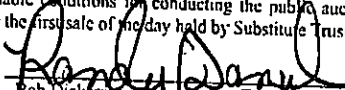
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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 §§1.002 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 & HOLTHUIS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

BY: _____
DEPUTY
LAURA M. HUGHES
COUNTY CLERK

MH File Number: TX-17-44695-POS
Loan Type: FHA

INST # 2022-0002642
Filed for record in Kaufman County
On: 1/20/22 at 10:29 AM

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 JAN 20 AM 10:34

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

KAUFMAN County
Deed of Trust Dated: March 2, 2018
Amount: \$261,083.00
Grantor(s): D'ANSLEY KENNARD and SHAIELL HARRIS
Original Mortgagee: LOANDEPOT.COM, LLC
Current Mortgagee: LOANDEPOT.COM, LLC
Mortgagee Address: LOANDEPOT.COM, LLC, 5465 LEGACY DRIVE, SUITE 400, PLANO, TX 75024
Recording Information: Document No. 2018-0005525
Legal Description: LOT 26 BLOCK B, WINDMILL FARMS - PHASE 5A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 3, SLIDE 354 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Date of Sale: March 1, 2022 between the hours of 10:00 AM and 1:00 PM.
Earliest Time Sale Will Begin: 10:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the KAUFMAN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

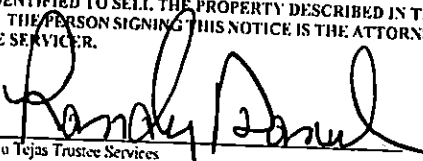
BOB DICKERSON OR MATTHEW HANSEN, BRUCE MILLER, CRAIG MUIRHEAD, AARON PARKER, TERRY WATERS, SHAWN SCHILLER, CARY CORENBLUM, JOSHUA SANDERS, ANGIE USELTON, AURORA CAMPOS, DANA KAMIN, LISA BRUNO, MERYL OLSEN, CINDY DANIEL, JIM O'BRYANT, RANDY DANIEL, THOMAS LESTER, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, GUY WIGGS, KATHY ARRINGTON OR MICHELLE SCHWARTZ have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

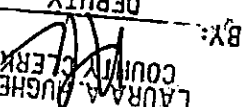
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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 SERVICE.


Anthony Adams, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-006702



c/o Texas Trustee Services
14800 Landmark Blvd, Suite 830
Addicks, TX 75254

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 JAN 20 AM 10:34
LAURAM HUGHES
COUNTY CLERK
DEPUTY
BY: 

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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

2022 JAN 19 AM 10:48

LAURA A. HUGHES
COUNTY CLERK
BY: 
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, TRAVIS MCSWAIN AND ASHLEY HIDD, HUSBAND AND WIFE delivered that one certain Deed of Trust dated MARCH 13, 2019, which is recorded in INSTRUMENT NO. 2019-0005990 of the real property records of KAUFMAN County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$251,012.00 payable to the order of CARDINAL FINANCIAL COMPANY, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.


NOTICE IS HEREBY GIVEN that on Tuesday, ~~MARCH 1, 2022~~, beginning at ~~10:00AM~~, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 16, BLOCK R, THE TRAILS OF CHESTNUT MEADOW, PHASE 2, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 493, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of KAUFMAN County, Texas, for such sales (OR AT FRONT STEPS OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: JANUARY 20, 2022.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR JACK BECKMAN OR
RUSSELL STOCKMAN OR BRENDA WIGGS OR
DAVID STOCKMAN OR DONNA STOCKMAN OR
MICHELLE SCHWARTZ OF KATHY ARRINGTON OR
JANET PINDER

FILE NO.: GMG-2523
PROPERTY: 110 ASPENWOOD TRAIL
FORNEY, TEXAS 75126

TRAVIS MCSWAIN

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

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 December 29, 2006 and recorded under Vol. 3079, Page 603, or Clerk's File No. 2007-00002893, in the real property records of KAUFMAN County Texas, with Jeff Wince, a single man, and Dean F. Wince and Martha Wince, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Northwood Credit Inc. DBA Northwood Mortgage Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jeff Wince, a single man, and Dean F. Wince and Martha Wince, husband and wife securing payment of the indebtedness in the original principal amount of \$92,055.00 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 Jeff Wince and Dean F. Wince. Selene Finance LP 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. Selene Finance LP is acting as the Mortgage Servicer for the Mortgagee. Selene Finance LP, is representing the Mortgagee, whose address is: 9990 Richmond Avenue, Suite 400S, Houston, TX 77042-4546.

Legal Description:

LOT 30, OF MAYFAIR ESTATES, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, SLIDE 307, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 03/01/2022

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 December 10, 2021.

/s/ Aaron J. Demuth SBOT 24111076, 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: _____

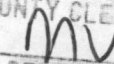
C&M No. 44-21-0667

FILED FOR RECORD
KAUFMAN CO. TEXAS
2021 DEC 13 AM 11:24
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY

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#: 19-22891

FILED FOR RECORD
KAUFMAN CO. TEXAS

2021 DEC 29 AM 9:28

LAURA A. HUGHES
COUNTY CLERK
BY: 
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/8/2008, JOHN WAYNE KING AND BENITA D. KING, 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., FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$84,245.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, which Deed of Trust is Recorded on 7/30/2018 as Volume 2008-00014512, Book 3437, Page 127, 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;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: 291 PRIVATE RD 6607, MABANK, TX 75147

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 Carrington Mortgage Services, LLC, 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 3/1/2022 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 Mortgageors 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.



4739495

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.

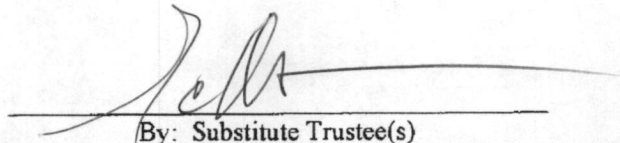
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 12/28/2021

WITNESS, my hand this 12-29-2021

Monica Sandoval

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



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.

EXHIBIT A

Being all of that certain lot, tract or parcel of land located in the J.R. Taylor Survey, Abstract No. 534, Kaufman County, Texas and being part of a 17.88 acre tract of land described in Deed to Benita D. King and John Wayne King recorded in Volume 3118, Page 167 of the Official Public Records of Kaufman County, Texas (OPRKCT). Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the north line of the Clarence Wise 16.81 acre tract of land and in the south line of the King tract from whence a 3/4" iron pipe found bears South 87 deg. 19 min. 30 sec. East, 560.56 feet and being the southeast corner of this tract;

THENCE, North 87 deg. 19 min. 30 sec. West (reference bearing), 1936.00 feet along the north line of the Wise tract and the south line of the King tract to a 1/2 inch iron rod set at the southwest corner of this tract;

THENCE, through the King tract as follows: North 02 deg. 40 min. 30 sec. East, 225.00 feet to a 1/2 inch iron rod set at the northwest corner of this tract and South 87 deg. 19 min. 30 sec. East, 1936.00 feet to a 1/2 inch iron rod set at the northeast corner of this tract and South 02 deg. 40 min. 30 sec. West, 225.00 feet to the POINT OF BEGINNING and containing 10.00 acres of land, more or less.

TOGETHER WITH THE FOLLOWING ACCESS EASEMENT:

Being all of that certain lot, tract or parcel of land located in the J.R. Taylor Survey, Abstract No. 534, Kaufman County, Texas and being part of a 17.88 acre tract of land described in Deed to Benita D. King and John Wayne King recorded in Volume 3118, Page 167 of the Official Public Records of Kaufman County, Texas (OPRKCT). Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 3/4 inch iron pipe found at the northeast corner of the King tract at the northeast corner of this easement;

THENCE through the King tract as follows: South 22 deg. 57 min. 45 sec. West, 67.89 feet and South 69 deg. 08 min. 08 sec. West, 99.32 feet and North 65 deg. 22 min. 52 sec. West, 111.70 feet and North 87 deg. 34 min. 45 sec. West, 92.52 feet and South 63 deg. 06 min. 13 sec. West, 96.87 feet and South 54 deg. 44 min. 22 sec. West, 108.71 feet and South 67 deg. 59 min. 29 sec. West, 61.43 feet and North 02 deg. 40 min. 30 sec. East, 27.51 feet and North 67 deg. 59 min. 29 sec. East, 47.06 feet and North 54 deg. 44 min. 22 sec. East, 107.83 feet and North 63 deg. 06 min. 13 sec. East, 107.21 feet and South 87 deg. 34 min. 45 sec. East, 99.52 feet and South 85 deg. 22 min. 52 sec. East, 106.55 feet and North 89 deg. 08 min. 06 sec. East, 62.86 feet and North 22 deg. 25 min. 21 sec. East, 67.82 feet and South 87 deg. 19 min. 35 sec. East, 27.44 feet to the POINT OF BEGINNING and containing 0.37 acre of land, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED NON-EXCLUSIVE EASEMENT:

All that certain lot, tract or parcel of land situated in Kaufman County, Texas, in the John R. Taylor Survey, Abstract No. 534 and being part of a 76.87 acre tract conveyed to A. C. Sapp by Louisa Hopkins Newell by Warranty Deed dated March 23, 1949, and recorded in Volume 321, Page 249 of the Deed Records of said County. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at an iron pin in the North line of said 76.87 acre tract and the Northwest R.O.W. line of F.M. Highway No. 90;

THENCE South 44 deg. 48 min. West, 54.71 feet along said R.O.W. line to a corner post;

THENCE North 89 deg. 10 min. 44 sec. West, 747.74 feet along a fence to a corner post;

THENCE North 01 deg. 13 min. East, 43.40 feet to an angle iron found for corner;

THENCE South 88 deg. 47 min. 17 sec. East, 786.80 feet along a fence to the PLACE OF BEGINNING, containing 0.704 acres of land, more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED NON-EXCLUSIVE EASEMENT:

All that certain lot, tract or parcel of land situated in Kaufman County, Texas, in the John R. Taylor Survey, Abstract No. 534 and being part of a 76.87 acre tract conveyed to A. C. Sapp by Louisa Hopkins Newell by Warranty Deed dated March 23, 1949, and recorded in Volume 321, Page 249 of the Deed Records of said County. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at an angle iron found in the North line of said 76.87 acre tract, said point being North 88 deg. 47 min. 17 sec. West, 786.80 feet from the Northwest R.O.W. line of F. M. Highway No. 90;

THENCE South 01 deg. 13 min. West, 280.16 feet to a 3/4 inch iron pipe for corner;

THENCE North 87 deg. 19 min. 34 sec. West, 40 feet to a point for corner;

THENCE North 01 deg. 13 min. East, 280.16 feet to a point for corner;

THENCE South 87 deg. 19 min. 37 sec. East, 40 feet to the PLACE OF BEGINNING.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

5/15/2017

Original Beneficiary/Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR WILLOW BEND MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS

Recorded in:

Volume: 5343

Page: 291

Instrument No: 2017-0010986

Mortgage Servicer:

Flagstar Bank, FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):

PEIVI A. TAUILILI AND MICHELLE R. TAUILILI, HUSBAND AND WIFE

Current Beneficiary/Mortgagee:

LAKEVIEW LOAN SERVICING, LLC

Property County:

KAUFMAN

Mortgage Servicer's Address:

PO Box 660263,
Dallas, TX 75266

BY: LAURA HUGHES
DEPUTY COUNTY CLERK

LAURA HUGHES
COUNTY CLERK

2022 JAN - 6 PM 2:54

FILED FOR RECORD
KAUFMAN CO. TEXAS

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 3/1/2022

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.

Randy Daniel

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

MH File Number: TX-21-80015-POS

Loan Type: FHA

EXHIBIT A

Being all that certain lot, tract or parcel of land out of the William R. Conner Survey, Abstract No. 92, Kaufman County, Texas, and being that same tract of land conveyed by deed to Roger D. Smith as recorded in Volume 3225, Page 500 of the Deed Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found for corner in the Southerly line of Farm Market Road No. 740, said iron rod being the West corner of said Smith tract, and being the North corner of a tract of land conveyed by deed to Djuana and Derrick Johns, as recorded in Volume 2914, Page 21 of the Deed Records of Kaufman County, Texas;

THENCE North 30 deg 23 min 12 sec East, with the Northwest line of said Smith tract, and with the Southerly line of said FM 740, a distance of 184.75 feet to a point for corner in concrete, said point being an angle point in the Northwest line of said Smith tract;

THENCE North 30 deg 09 min 50 sec East, continuing with the Northwest line of said Smith tract, and with the Southerly line of said FM 740, a distance of 36.24 feet to an iron rod found for corner, said corner being the North corner of said Smith tract, and said corner being the West corner of a tract of land conveyed by deed to Gary and Charlotte Beene as recorded in Volume 1015, Page 26 of the Deed Records of Kaufman County, Texas;

THENCE South 59 deg 27 min 10 sec East, with the common line of said Smith and Beene tracts, and generally along a fence line, a distance of 396.59 feet to an iron rod found for corner, said corner being the East corner of said Smith tract, and being the South corner of said Beene tract, and said corner being in the North line of Block 1 of Lakeview Addition Phase II;

THENCE South 30 deg 32 min 50 sec West, with the Southeast line of said Smith tract, and with the North line of said Block 1, Lakeview Addition Phase II, and generally along a fence line, a distance of 221.12 feet to an iron rod found for corner, said corner being the South corner of said Smith tract, and being the East corner of said Johns tract;

THENCE North 59 deg 26 min 02 sec West, with the common line of said Smith and Johns tracts, and generally along a fence line, a distance of 395.83 feet to the POINT OF BEGINNING, and containing 2.010 acres of land, more or less.

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 April 25, 2017 and recorded under Vol. 5332, Page 240, or Clerk's File No. 2017-0009745, in the real property records of KAUFMAN County Texas, with Jesus Castaneda and Martina Castaneda, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems Inc., as nominee for Everett Financial, Inc. D/B/A Supreme Lending its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jesus Castaneda and Martina Castaneda, husband and wife securing payment of the indebtedness in the original principal amount of \$220,531.00 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 Jesus Castaneda and Martina Castaneda. Lakeview Loan Servicing, LLC 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT 6, IN BLOCK I, TRAVIS RANCH, PHASE 3A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 613, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 03/01/2022

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 01/04/2022.

/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. 44-21-1016

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 JAN -6 AM 11:50
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

FILED FOR RECORD
KAUFMAN CO. TEXAS

2022 JAN -6 AM 11:49

LAURA HUGHES
COUNTY CLERK
DEPUTY

Matter No.: 099265-TX

Date: January 4, 2022

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: LONDON D'SHANE CAPEHART, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 1/16/2018, RECORDING INFORMATION: Recorded on 1/17/2018, as Instrument No. 2018-0001169 in Book 5562 Page 540

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 10, BLOCK B, REPLAT OF WINDSOR PARK, PHASE 1, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 51, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/1/2022, the foreclosure sale will be conducted in Kaufman County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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.

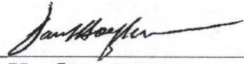


Matter No.: 099265-TX

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 AUCTION.COM, JACK BECKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: _____


Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

WHEREAS, on or about September 25, 2019, a Notice of Lien was filed in the Deed Records of Kaufman County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Jerry D. McAlester and Sharonda McAlester, the present owners of said real property, to Winners Circle Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Jerry D. McAlester and Sharonda McAlester have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, March 1, 2022, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate at the front steps of the Court House by the statue, Kaufman County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 374, Winner's Circle Phase IV, an addition in Kaufman County, Texas, according to the Map or Plat thereof recorded in Cabinet 2, Envelope 661, Plat records of Kaufman County, Texas. (1099 Foolish Pleasure Drive)

BY: _____ DEPOSIT my hand this 8th day of February, 2022

WINNERS CIRCLE HOMEOWNERS ASSOCIATION, INC.

By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Kiddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 8th day of FEBRUARY, 2022, at the Kaufman County Courthouse in Kaufman, Texas.

Alan M. Tortol

FILED FOR RECORD
KAUFMAN CO. TEXAS

2022 FEB -8 PM 2:37

LARVA A. HUGHES
COUNTY CLERK

BY: _____ DEPOSIT

2022 FEB -8 AM 10: 50

LAURA A. HUGHES
COUNTY CLERK
BY: 
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/16/2019

Grantor(s)/Mortgagor(s):
IAN ANDREW LAW, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
ALTERNATIVE OPTIONS MORTGAGE, INC, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Caliber Home Loans, Inc.

Recorded in:
Volume: 6109
Page: 417
Instrument No: 2019-0019986

Property County:
KAUFMAN

Mortgage Servicer:
Caliber Home Loans, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
13801 Wireless Way,
Oklahoma City, OK 73134

Legal Description: LOT 48, BLOCK K, OF TRAVIS RANCH PHASE 2E-1, A SUBDIVISION IN KAUFMAN COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CABINET 3, SLEEVE 467, PLAT
RECORDS, KAUFMAN COUNTY, TEXAS.

Date of Sale: 3/1/2022

Earliest Time Sale Will Begin: 10am

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

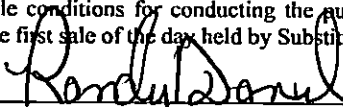
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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 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

MH File Number: TX-21-80148-POS
Loan Type: Farm Loan