

A

15L 79900

22TX373-0018

3016 ROSEMOUNT LN, HEARTLAND, TX 75126

**NOTICE OF FORECLOSURE SALE**

Property:

The Property to be sold is described as follows:

LOT 18, BLOCK 10, HEARTLAND PHASE 7 (PARCEL 10B), AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN CABINET 3, PAGE 327, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated October 23, 2019 and recorded on October 31, 2019 as Instrument Number 2019-0027250 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

Sale Information:

April 05, 2022, at 10:00 AM, or not later than three hours thereafter, at the front steps of the Kaufman County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by MARLENE MARKS secures the repayment of a Note dated October 23, 2019 in the amount of \$199,004.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

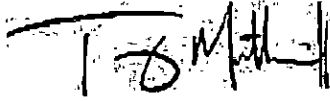
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

BY: \_\_\_\_\_  
DEPUTY  
LAURA A HUGHES  
COUNTY CLERK

2022 FEB -7 PM 2:27

FILED FOR RECORD  
KAUFMAN CO. TEXAS

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.



---

Miller, George & Suggs, PLLC  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5601 Democracy Drive, Suite 265  
Plano, TX 75024



---

Substitute Trustee(s): Logan Thomas, Bob Dickerson, Phillip Pierceall, Aaron Parker, Douglas Rodgers, Terry Waters, Bruce Miller, Travis Kaddatz, Craig Muirhead, Clay Golden, Wendy Lambert, David Ray, Shawn Schiller, Cary Corenblum, Joshua Sanders, Matthew Hansen, Brenda Wiggs, David Stockman, Donna Stockman, Michelle Schwartz, Jack Beckman, Kathy Arrington, Guy Wiggs, Janet Pinder, Russell Stockman, Randy Daniel, Denise Boerner, Cindy Daniel, Jim O'Bryant and Auction.com employees, including but not limited to those listed herein  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of KAUFMAN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**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: **APR 10 5 2022**

Time: The sale will begin at 10:00 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 January 24, 2015 and recorded in Document CLERK'S FILE NO. 2015-0001910 real property records of KAUFMAN County, Texas, with CAREY FLEENER AND JACKIE FLEENER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**Obligations Secured.** Deed of Trust or Contract Lien executed by CAREY FLEENER AND JACKIE FLEENER, securing the payment of the indebtednesses in the original principal amount of \$168,701.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 JAN 27 AM 11:59  
LAURA HUGHES  
COUNTY CLERK  
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 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, JUDITH A. FRAPPIER, ROBERT FORSTIER, OR JEFFREY FLEMING 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 1-27-20 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: 1-27-20

3110 MARBLE FALLS DRIVE  
FORNEY, TX 75126

0000009382847

0009382847

KAUFMAN

**EXHIBIT "A"**

BEING LOT 6 IN BLOCK L, OF HEATHER HOLLOW WINDMILL FARMS PHASE 3C SECTION 2, AN ADDITION IN KAUFMAN COUNTY TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET 2 ENVELOPE 698, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CKE)  
CAMPBELL, CHRISTOPHER  
309 TIMBER, FORNEY, TX 75126

FHA 511-1832539703  
Firm File Number: 22-037463

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 1, 2017, CHRISTOPHER C CAMPBELL AND MELISSA A CAMPBELL HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to M. KEITH STITT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GATEWAY MORTGAGE GROUP, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of KAUFMAN COUNTY, TX and is recorded under Clerk's File/Instrument Number 2017-0004612, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

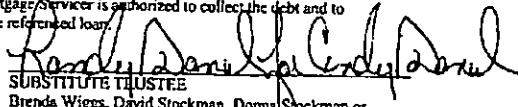
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 5, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Kaufman county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Kaufman, State of Texas:

LOT 16, BLOCK A, THE VILLAGES OF FOX HOLLOW PHASE 1, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 678, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

Property Address: 309 TIMBER  
FORNEY, TX 75126  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, TX 75019

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.

  
SUBSTITUTE TRUSTEE  
Brenda Wiggs, David Stockman, Donna Speckman or  
Michelle Schwartz, Cindy Daniel, Jack Beckman, Kathy  
Arrington, Guy Wiggs, Janey Pinder or Jim O'Bryan  
c/o Law Office of Gerald M. Shapiro, LLP  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
(713) 462-2565

**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 military service to the sender of this notice immediately.**

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 JAN 27 AM 9:47  
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY  
BY: \_\_\_\_\_

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2022 JAN 27 AM 9:35

LAURA A. HUGHES  
COUNTY CLERK  
BY: MV  
DEPUTY

### Notice of Substitute Trustee Sale

RTS-05627  
T.S. #: 21-5572

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: 4/5/2022  
Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.  
The sale will be completed by no later than 2:00 PM  
Place: **Kaufman** County Courthouse in **KAUFMAN**, Texas, at the following location:  
**On the front steps of the Kaufman County Courthouse**  
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 36, in Block A, of The Trails of Chestnut Meadow, Phase 3B, an addition to the City of Forney, Kaufman County, Texas, according to the Map or Plat thereof recorded in Cabinet 2, Envelope 602B, Plat Records, Kaufman County, Texas and Certificate of Correction of Error filed 4/1/05, recorded in Volume 2613, Page 312, Real Property Records, Kaufman County, Texas.**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 9/29/2005 and is recorded in the office of the County Clerk of Kaufman County, Texas, under County Clerk's File No 2005-00022835 recorded on 10/17/2005 in Book 2745 Page 305 of the Real Property Records of Kaufman County, Texas. The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2012-0009494 and recorded on 06/01/2012.

418 CREEKWOOD CT  
FORNEY, TX 75126

Trustor(s): ERNESTO ZEPEDA and BRENDA ZEPEDA Original Beneficiary: **Mortgage Electronic Registration Systems, Inc., as nominee for Universal Capital Mortgage, 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 Snoke, Prestige Default Services, LLC

T.S. #: 21-5572

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.

**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 ERNESTO ZEPEDA AND SPOUSE, BRENDA ZEPEDA. 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 but not limited to (1) the promissory note in the original principal amount of \$168,966.00, executed by ERNESTO ZEPEDA AND SPOUSE, BRENDA ZEPEDA, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for Universal Capital Mortgage, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ERNESTO ZEPEDA AND SPOUSE, BRENDA ZEPEDA to ERNESTO ZEPEDA and BRENDA ZEPEDA. 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. #: 21-5572

Dated: 1-27-22

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  
Sale Line Information: (866) 539-4173  
Website: <https://www.servicelinkauction.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'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: April 05, 2022

Time: The sale will begin at 1:00 PM 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 May 19, 2017 and recorded in Document CLERK'S FILE NO. 2017-0011563 real property records of KAUFMAN County, Texas, with TYSON BANKS AND COURTNEY BANKS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by TYSON BANKS AND COURTNEY BANKS, securing the payment of the indebtednesses in the original principal amount of \$188,977.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2022 FEB 10 AM 11:09  
LAURA A. HUGHES  
COUNTY CLERK  
BY: [Signature]  
DESIGNY



**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 JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL 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 2-10-22 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: 2-10-22

104 COWBOY DR  
FORNEY, TX 75126

0000009404310

0000009404310

KAUFMAN

**EXHIBIT "A"**

LOT 3, BLOCK D, OF MUSTANG PLACE - PHASE 1, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 511, MAP AND/OR PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

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#: 22-26002

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2022 FEB 10 PM 2:23

LAURA A. HUGHES  
COUNTY CLERK  
BY:   
DEPUTY

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 4/14/2008, Thelma L. Jedlicka a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Timothy M. Bartosh or William B. Naryka, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CTX Mortgage Company, LLC, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$62,505.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CTX Mortgage Company, LLC, its successors and assigns, which Deed of Trust is Recorded on 4/24/2008 as Volume 2008-00007993, Book, Page, 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: **503 EAST 9TH STREET, KEMP, TX 75143**

**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, Brenda Wiggs, Denise Boerner, David Stockman, Donna Stockman, Michelle Schwartz**

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 **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF TAMARACK MORTGAGE LOAN TRUST 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 **4/5/2022 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 Mortgagees 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.



4741767

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 2/9/2022

WITNESS, my hand this 2-10-2022

*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

*Donna Stockman*

By: Substitute Trustee(s)  
Jack Beckman, Michelle Schwartz, Kathy  
Arrington, Brenda Wiggs, Guy Wiggs, David  
Stockman, Donna Stockman, Janet Pinder, Randy  
Daniel, Brenda Wiggs, Denise Boerner, David  
Stockman, Donna Stockman, Michelle Schwartz

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.***

Recorded On-2008-Apr-24 As-7992

**EXHIBIT "A"**

J. S. ABLES SURVEY, ABSTRACT NO. 3  
CITY OF KEMP, KAUFMAN COUNTY, TEXAS

**FIELD NOTES - 0.1687 ACRE TRACT**

All that certain lot, tract or parcel of land situated in the State of Texas, County of Kaufman and located in the J. S. Ables Survey, Abstract No. 3 and in the City of Kemp and being that called 7,338 square foot tract as described in the deed from Phillip R. Bow to Kristen Leigh Bow and recorded in Volume 1972, Page 4, Official Public Records of Kaufman County, Texas, the tract herein being more particularly described as follows:

BEGINNING at the 3/8-inch iron rod found at the intersection of the Northeast line of McMasters Street and the Northwest right of way line of 9<sup>th</sup> Street (F. M. Highway No. 1895) and being a distance of 50 feet - Northwesternly of the center of said highway for the South corner of this tract;

THENCE North 22 degrees 49 minutes 30 seconds West along the Northeast line of said McMasters Street and the Southwest line of said 7,338 square foot tract a distance of 104.2 feet to a 3/8-inch iron rod found at the West corner of said 7,338 square foot tract for the West corner of this tract;

THENCE North 67 degrees 09 minutes 06 seconds East along the Northwest line of said 7,338 square foot a distance of 69.06 feet to a 1/2-inch iron rod found at the North corner of said 7,338 square foot tract for the North corner of this tract;

THENCE South 23 degrees 00 minutes East (reference bearing) along the Northeast line of said 7,338 square foot tract and the Southwest line of the 6,604 square foot to J. and T. Construction in Volume 1097, Page 951, Real Property Records of said county a distance of 105.75 feet to a 5/8-inch iron rod found at the East corner of said 7,338 square foot tract and in the Northwest line of said 9<sup>th</sup> Street for the East corner of this tract;

THENCE South 68 degrees 25 minutes West along the Northwest line of said 9<sup>th</sup> Street and F. M. Highway No. 1895 a distance of 70.2 feet to the place of beginning and containing 0.1687 acres of land or 7,350 square feet of land.

Surveyed April 8, 2004.

Inst # 2008- 00007992

Filed for Record in: Kaufman County  
On: Apr 24, 2008 at 02:13P

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/12/2007

**Grantor(s)/Mortgagor(s):**  
RAYMOND E. DENNIS, UNMARRIED

**Original Beneficiary/Mortgagee:**  
JPMORGAN CHASE BANK, N.A.

**Current Beneficiary/Mortgagee:**  
JPMorgan Chase Bank, National Association

**Recorded in:**  
Volume: NA  
Page: NA  
Instrument No: 2007-00029201

**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:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 4/5/2022

**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.

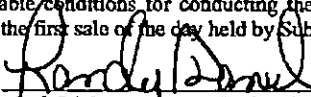
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

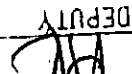
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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 Paton, Substitute Trustee  
McCARTHY & HOLTIUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

MH File Number: TX-21-79944-POS  
Loan Type: Farm Loan

BY:   
DEPUTY  
LAURA A. HUGHES  
COUNTY CLERK

2022 FEB 17 AM 9:29

FILED FOR RECORD  
KAUFMAN CO. TEXAS

## EXHIBIT "A"

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Kaufman, Kaufman County, Texas, part of Block No. 8 of the JOHNSON ADDITION to said City of Kaufman and being all that certain tract of land conveyed to David and Debbie Emola as recorded in Volume 1545, Page 223 of the Deed Records of Kaufman County, Texas D.R.K.C.T. and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 3/8" iron rod found at the intersection of Wykagyl Street (a public thoroughfare) and West Grove Street (a public thoroughfare) and being at the Southwest corner of the said Emola tract;

**THENCE** N 00 deg. 56 min. 00 sec. E with the East right of way of Wykagyl Street a distance of 80.00 feet to a 1/2" iron rod with cap stamped Data Land Services set for corner, said corner being at the Southwest corner of a tract of land conveyed to Dipprey Marital Trust as recorded in Volume 1263, Page 899, D.R.K.C.T.;

**THENCE** N 90 deg. 00 min. 00 sec. E with the said South line of the Dipprey Marital Trust tract a distance of 88.00 feet to a 3/8" iron rod found for corner said corner being on the West line of a tract of land conveyed to Edward R. and Anita Hall as recorded in Volume 3135, Page 488 D.R.K.C.T.;

**THENCE** S 00 deg. 56 min. 00 sec. W with said West line of the Hall tract a distance of 80.00 feet to a 3/8" iron rod found for corner, said corner being on the North right of way line of West Grove Street;

**THENCE** N 90 deg. 00 min. 00 sec. W with said North right of way line a distance of 88.00 feet to the POINT OF BEGINNING containing 7,039 square feet or 0.162 acres.

**NOTICE OF ACCELERATION AND 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.

**DEED OF TRUST INFORMATION:**

Date: **October 28, 2008**  
Grantor(s): **Coy Hirth, an unmarried man**  
Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services**  
Original Principal: **\$89,540.00**  
Recording Information: **2008-00021212**  
Property County: **Kaufman**  
Property: **Lot 45, Quail Run Crossing, Phase III, an Addition to Kaufman County, Texas, according to the map or plat recorded in Cabinet 2, Envelope 240, Plat Records of Kaufman County, Texas.**  
Property Address: **7177 Courtney Drive  
Crandall, TX 75114**

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **Southwest Stage Funding, LLC dba Cascade Financial Services**  
Mortgage Servicer: **Cascade Financial Services**  
Mortgage Servicer Address: **2701 E Insight Way  
Suite 150  
Chandler, AZ 85286**

**SALE INFORMATION:**

Date of Sale: **April 5, 2022**  
Time of Sale: **10:00 am - 1:00 pm or within three hours thereafter.**  
Place of Sale: **The front steps of 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.**  
Substitute Trustee: **Randy Daniel, Cindy Daniel, or Jim O'Bryant, any to act**  
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925  
Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and  
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not

PLG File Number: 21-007337-2

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 FEB 17 AM 9:31  
LAURA A. HUGHES  
COUNTY CLERK

have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Randy Daniel, Cindy Daniel, or Jim O'Bryant, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Randy Daniel, Cindy Daniel, or Jim O'Bryant; any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520

**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: ~~April 05, 2022~~

Time: The sale will begin at 10:00 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 October 19, 2007 and recorded in Document CLERK'S FILE NO. 2007-00025196 real property records of KAUFMAN County, Texas, with JOHN W YOUNG AND SONYA E YOUNG, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN W YOUNG AND SONYA E YOUNG, securing the payment of the indebtednesses in the original principal amount of \$113,106.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD  
STE 110  
OKLAHOMA CITY, OK 73118-6077

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 FEB 17 PM 12: 08  
BY:  LAURA HUGHES  
COUNTY CLERK  
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 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, JUDITH A. FRAPPIER, ROBERT FORSTER, OR JEFFREY FLEMING 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 2-17-22 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: 2-17-22

**EXHIBIT "A"**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A H HENRY SURVEY, ABSTRACT NO 221, AND BEING PART OF THE SAME TRACT OF LAND DESCRIBED IN A DEED TO JIM AVANT AND BARBARA AVANT RECORDED IN VOLUME 2202, PAGE 17, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A PIPE FOUND FOR CORNER AT THE MOST SOUTHERLY CORNER OF SAID AVANT TRACT, SAME BEING THE MOST EASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JACK A. SMITHART RECORDED IN VOLUME 1976, PAGE 535, DEED RECORDS, KAUFMAN COUNTY, TEXAS,

THENCE NORTH 45 DEGREES 25 MINUTES 49 SECONDS WEST A DISTANCE OF 1460 22 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER,

THENCE NORTH 27 DEGREES 25 MINUTES 45 SECONDS EAST, A DISTANCE OF 608 96 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER,

THENCE NORTH 50 DEGREES 46 MINUTES 31 SECONDS WEST, A DISTANCE OF 781 56 FEET TO A 5/8 INCH IRON FOD SET FOR CORNER,

THENCE SOUTH 26 DEGREES 42 MINUTES 58 SECONDS WEST, A DISTANCE OF 59 38 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER,

THENCE NORTH 63 DEGREES 33 MINUTES 39 SECONDS WEST, A DISTANCE OF 130 91 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER,

THENCE NORTH 57 DEGREES 04 MINUTES 28 SECONDS WEST A DISTANCE OF 262 52 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE MOST WESTERLY CORNER OF SAID AVANT TRACT, SAME BEING THE MOST NORTHERLY CORNER OF A TRACT OF LAN DESCRIBED IN A DEED TO CONNIE K. CROFTS RECORDED IN VOLUME 1731, PAGE 275, DEED RECORDS, KAUFMAN COUNTY, TEXAS, SAME BEING IN THE SOUTHEASTERLY LINE OF FARM TO MARKET ROAD NO 2728,

THENCE NORTH 28 DEGREES 09 MINUTES 45 SECONDS EAST A DISTANCE OF 269 93 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE MOST NORTHERLY CORNER OF SAID AVANT TRACT, SAME BEING THE MOST WESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOHN M WALKER AND CAROLYN WALKER RECORDED IN VOLUME 1548, PAGE 258, DEED RECORDS, KAUFMAN COUNTY TEXAS, SAME ALSO BEING IN THE SOUTHEASTERLY LINE OF SAID FARM TO MARKET ROAD NO 2728,

THENCE SOUTH 52 DEGREES 46 MINUTES 57 SECONDS EAST A DISTANCE OF 387 97 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE MOST SOUTHERLY CORNER OF SAID WALKER TRACT,

THENCE SOUTH 19 DEGREES 25 MINUTES 58 SECONDS EAST A DISTANCE OF 70 14 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER.

THENCE SOUTH 66 DEGREES 49 MINUTES 26 SECONDS EAST A DISTANCE OF 85 76 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER,

THENCE SOUTH 50 DEGREES 53 MINUTES 42 SECONDS EAST A DISTANCE OF 897 44 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER,

THENCE SOUTH 43 DEGREES 37 MINUTES 41 SECONDS EAST A DISTANCE OF 1493 89 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE MOST EASTERLY CORNER OF SAID AVANT TRACT,

THENCE SOUTH 44 DEGREES 44 MINUTES 41 SECONDS WEST A DISTANCE OF 721 25 FEET TO THE POINT OF

15292 FM 2728  
TERRELL, TX 75161

0000009377490

BEGINNING, AND CONTAINING A COMPUTED AREA OF 32 639 ACRES (1,421,758 SQUARE FEET) OF LAND, MORE OR LESS.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**KAUFMAN County**

**Deed of Trust Dated:** May 20, 2011

**Amount:** \$938,250.00

**Grantor(s):** JOHNNY W SKIPWORTH and PATRICIA A SKIPWORTH

**Original Mortgagee:** REVERSE MORTGAGE SOLUTIONS, INC.

**Current Mortgagee:** REVERSE MORTGAGE FUNDING LLC

**Mortgage Servicer and Address:** c/o COMPU-LINK d/b/a CELINK, 2900 ESPERANZA CROSSING, AUSTIN, TX 78758

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 2011-0008005

**Legal Description:** SEE EXHIBIT "A"

Whereas, an Order to Proceed was entered on October 4, 2019 under Cause No. 101588-CC2 in the 2 Judicial County Court of KAUFMAN County, Texas

**Date of Sale:** April 5, 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.

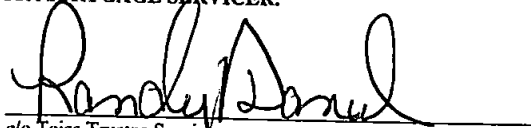
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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



Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2017-004538



c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

BY:   
LAURA A. HUGHES  
COUNTY CLERK

2022 FEB 25 AM 10:49

FILED FOR RECORD  
KAUFMAN CO TEXAS

**EXHIBIT "A"**

**All that certain lot, tract or parcel of land, situated in Kaufman County, Texas, and being a portion of Lot 1, Block 597 of the Original Town of Terrell, an addition to the City of Terrell, Texas, according to the plat thereof recorded in Cabinet 1, Envelope 1, Map Records of Kaufman County, Texas, and being more particularly described as follows:**

**BEGINNING at a cross cut (set) at the intersection of the Southwest line of Griffith Ave. (an 80 foot right of way) and the Northwest line of Ninth Street (a 50-foot right of way);**

**THENCE South 46 deg. 27 min. 22 sec. West, along said Northwest line, a distance of 199.47 feet to a 1/2 inch diameter iron rod found at the East corner of a tract of land conveyed to Robert K. Ramsey;**

**THENCE North 45 deg. 19 min. 08 sec. West (directional control per Cabinet 1, Envelope 718), along the Northeast line of said Ramsey tract, a distance of 303.86 feet to a 1/2 inch diameter iron rod set for corner in the Southeast line of Griffith Place Addition, an addition to the City of Terrell according to the Map thereof recorded in Cabinet 1, Envelope 718, Map Records, Kaufman County, Texas;**

**THENCE North 46 deg. 09 min. 35 sec. East, along said Southeast line a distance of 199.45 feet to a 1/2 inch diameter Iron rod found for corner in the Southwest line of said Griffith Avenue;**

**THENCE South 45 deg. 19 min. 08 sec. East, along said Southwest line, a distance of 304.89 feet to the PLACE OF BEGINNING, and containing 1.393 acres of land.**

## NOTICE OF TRUSTEE'S SALE

Nick Garcia and wife Nakiesha Garcia  
301 Kaci Jo  
Mabank, TX 75147

BY: LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

2022 FEB 25 PM 1:26

FILED FOR RECORD  
KAUFMAN CO. TEXAS

**WHEREAS**, on the 10<sup>th</sup> day of February, 2012, **NICK GARCIA and wife NAKIESHA GARCIA**, executed a Deed of Trust conveying to **LARRY TEAGUE**, Trustee, P.O. Box 609, Mabank, Henderson County, Texas 75147, the real estate hereinafter described, to secure **CHEYENNE SALES, INC.**, in the payment of a debt therein described, said Deed of Trust being recorded in Volume 4290, Page 407, in the **DEED OF TRUST** Records of Kaufman County, Texas;

**WHEREAS**, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property at public auction and apply proceeds pursuant to the terms of the Deed of Trust.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 5<sup>th</sup> day of April, 2022 the foreclosure sale will be conducted in **KAUFMAN** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where 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 a.m. o'clock and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as follows: In the County of **KAUFMAN**, State of Texas:

**LOT NO. SEVENTY-FOUR (74) of NORTH PARK CENTER, SECTION 1V, a subdivision of Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 2, Envelope 246, of the Plat Records of Kaufman County, Texas.**

Signed this 18<sup>th</sup> day of February, 2022

  
\_\_\_\_\_  
**LARRY TEAGUE, Trustee**

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
   §  
COUNTY OF KAUFMAN           §

WHEREAS, the property herein described is subject to the Community Declaration of Covenants, Conditions and Restrictions for Devonshire, filed on May 5, 2008 as Instrument No. 2008-00008653, of the Official Public Records of Kaufman County, Texas (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the “Declaration”). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Devonshire Residential Association on December 17, 2018, May 9, 2019, June 18, 2019, and April 12, 2021, sent notice of default in payment of assessments to **ENJALAE UNGELLE SIMONEAUX, a single woman**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **ENJALAE UNGELLE SIMONEAUX, a single woman**, have continued to default in the payment of their indebtedness to Devonshire Residential Association and the same is now wholly due, and Devonshire Residential Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Devonshire Residential Association.

**NOW, THEREFORE**, notice is hereby given that on Tuesday, **the 5<sup>th</sup> of April, 2022**, between 10:00 a.m. and 4:00 p.m., Devonshire Residential Association will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Courthouse, 100 West Mulberry, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.

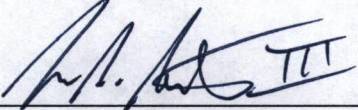
Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

**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.

SIGNED: March 1, 2022.

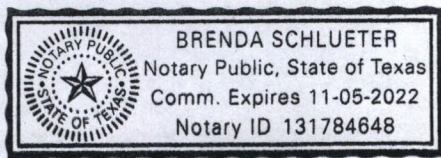
**DEVONSHIRE RESIDENTIAL ASSOCIATION**

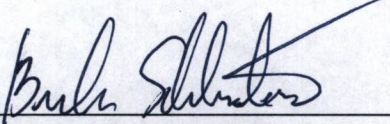
By:   
Judd A. Austin, III  
Its: Duly Authorized Agent

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, duly authorized agent for Devonshire Residential Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on March 1, 2022.



  
Notary Public, State of Texas


**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue, Suite 2700  
Dallas, Texas 75201**

**EXHIBIT "A"**

**Being Lot 12, Block 11, DEVONSHIRE VILLAGE 3A1 and 3A2, an Addition to Kaufman County, Texas, according to the Map/Plat thereof recorded in Cabinet 3, Sleeve 305, Map/Plat Records, Kaufman County, Texas (the "Property").**

**NOTICE OF ASSESSMENT LIEN**

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 MAR -1 AM 9:41  
LAURA A. HUGHES  
COUNTY CLERK  
BY:  DEPUTY

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
  §  
COUNTY OF KAUFMAN           §

WHEREAS, the property herein described is subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Windmill Farms, filed of record on April 16, 2014 as Instrument No. 2014-0006193, of the Official Public Records of Kaufman County, Texas (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the “Declaration”). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Windmill Farms Association, Inc. on June 3, 2020, August 20, 2020, and October 28, 2020, sent notice of default in payment of assessments to **ROKE MAFNAS, a single man**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **ROKE MAFNAS, a single man**, have continued to default in the payment of their indebtedness to Windmill Farms Association, Inc. and the same is now wholly due, and Windmill Farms Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Windmill Farms Association, Inc.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 5<sup>th</sup> of April, 2022, between 10:00 a.m. and 4:00 p.m., Windmill Farms Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Courthouse, 100 West Mulberry, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.


Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

**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.

SIGNED: March 1, 2022.

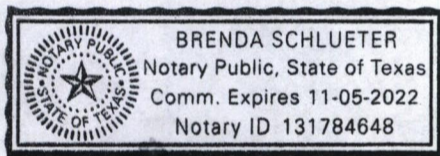
WINDMILL FARMS ASSOCIATION,  
INC.

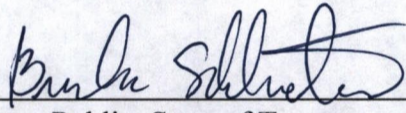
By:   
Judd A. Austin, III  
Its: Duly Authorized Agent

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, duly authorized agent for Windmill Farms Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on March 1, 2022.



  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue, Suite 2700  
Dallas, Texas 75201

**EXHIBIT "A"**

Being Lot 5, Block M, of HONEYSUCKLE MEADOWS, WINDMILL FARMS Phase 2A, Section 3, a Subdivision of Kaufman County, Texas, according to the Plat thereof Recorded in Cabinet 2, Envelope 682 of the Plat Records of Kaufman County, Texas (the "Property").

BY: \_\_\_\_\_  
DEPUTY  
LAURA A. RUGHES  
COUNTY CLERK  
2022 MAR -1 AM 9:39

NOTICE OF ASSESSMENT LIEN  
KAUFMAN CO. TEXAS  
FILED FOR RECORD

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
   §  
COUNTY OF KAUFMAN           §

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Travis Ranch, filed on January 4, 2005 as Instrument No. 00028654, of the Official Public Records of Kaufman County, Texas (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the “Declaration”). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Travis Ranch Property Owners Association, Inc. on June 19, 2019, January 24, 2020, and February 3, 2021, sent notice of default in payment of assessments to **CARLOS A. AVILA GONZALEZ, an unmarried man**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **CARLOS A. AVILA GONZALEZ, an unmarried man**, have continued to default in the payment of their indebtedness to Travis Ranch Property Owners Association, Inc. and the same is now wholly due, and Travis Ranch Property Owners Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Travis Ranch Property Owners Association, Inc.

**NOW, THEREFORE**, notice is hereby given that on **Tuesday, the 5<sup>th</sup> of April, 2022**, between 10:00 a.m. and 4:00 p.m., Travis Ranch Property Owners Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Courthouse, 100 West Mulberry, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.

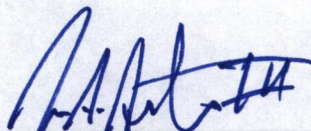
Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

**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.

SIGNED: March 1, 2022

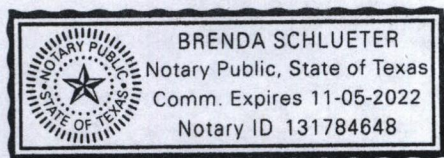
TRAVIS RANCH PROPERTY OWNERS  
ASSOCIATION, INC.

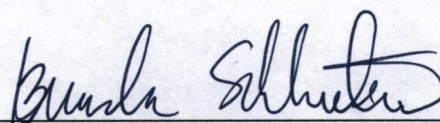
By:   
Judd A. Austin, III  
Its: Duly Authorized Agent

STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, duly authorized agent for Travis Ranch Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on March 1, 2022.



  
Notary Public, State of Texas

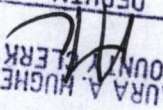
**AFTER RECORDING, PLEASE RETURN TO:**

Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue, Suite 2700  
Dallas, Texas 75201

**EXHIBIT "A"**

**Being Lot 3, Block FF, of TRAVIS RANCH, Phase 2C, an Addition to Kaufman County, Texas, according to the Map/Plat recorded in County Clerk's File No. 2017-0009358, Official Public Records of Kaufman County, Texas and in Cabinet 3, Envelope 332, of the Map/Plat Records of Kaufman County, Texas (the "Property").**

**NOTICE OF ASSESSMENT LIEN**

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 MAR -1 AM 9:40  
LAURA A. HUGHES  
COUNTY CLERK  
BY:  DEPUTY

## NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold.** The property to be sold is described as follows: BEING A PART OF LOT 2, BLOCK 54, OF THE ORIGINAL TOWN OF TERRELL, AS RECORDED IN VOLUME P, PAGE 580, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING ALL THAT TRACT AS CONVEYED FROM J. C. PATTON TO CASDE LEINART, ET UX, AS RECORDED IN VOLUME 223, PAGE 609, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING AT THE INTERSECTION OF THE EAST R.O.W. OF DELPHINE STREET AND THE SOUTH R.O.W. OF BRIN STREET;  
THENCE SOUTH 82 DEGREES 23 MINUTES 54 SECONDS EAST, ALONG THE SOUTH R.O.W. OF BRIN STREET, A DISTANCE OF 71.50 FEET OF A 1/2 INCH IRON ROD SET FOR CORNER;  
THENCE SOUTH 7 DEGREES 20 MINUTES 21 SECONDS WEST, A DISTANCE OF 124.16 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;  
THENCE NORTH 82 DEGREES 23 MINUTES 54 SECONDS WEST, A DISTANCE OF 71.50 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;  
THENCE NORTH 7 DEGREES 20 MINUTES 21 SECONDS EAST, ALONG THE EAST R.O.W. OF DELPHINE STREET, A DISTANCE OF 124.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.204 ACRES OF LAND.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/13/2005 and recorded in Book 2751 Page 392 Document 00023293 real property records of Kaufman County, Texas.

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

Date: 04/05/2022

Time: 10:00 AM

Place: Kaufman County, Texas at the following location: THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. 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.

**5. Obligations Secured.** The Deed of Trust executed by JOHNNY STALLINGS, provides that it secures the payment of the indebtedness in the original principal amount of \$64,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust National Association, as Trustee of BKPL-EG Holding Trust c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Sydney Brock, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2022 MAR -3 AM 11:54  
LAURA A. HUGHES  
COUNTY CLERK  
BY:  DEDITY

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

**Date:** March 2, 2022

**Deed of Trust:**

**Date:** July 5, 2018

**Grantor:** Adam Schaub

**Beneficiary:** L R Land Company Ltd.

**Recorded in:** Instrument # 2019-0008260, Volume 5984, Page 256, Real Property Records, Kaufman County Texas.

**Property (including any improvements):** (10.000 acres)

All that certain lot, tract or parcel of land, part of the J. S. Ford Survey, Abstract No. 154, Kaufman County, Texas, part of that certain called 102.000 acre tract conveyed to LR Land Company, Ltd. By Michael W. Bedford, Executor on August 15, 2014, recorded in Vol. 4622 page 331 of the Deed Records of Kaufman County, Texas and more completely described in attached Survey

**Date of Sale:** April 5, 2022

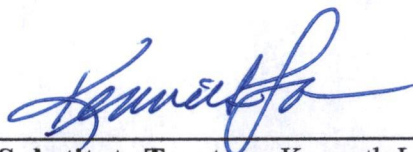
**Time of Sale:** The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

**Place of sale of Property:** Kaufman County Courthouse, Kaufman Texas.  
100 West Mulberry, Kaufman, Texas 75142

**Designated Area:** The south steps of the main entrance to the Courthouse and more particularly described above.

**Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.**

**The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.**



Substitute Trustee – Kenneth Lane

**For more information:**

P. O. Box 425  
Terrell, TX 75160  
817-583-1799

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 MAR -2 AM 8:32  
LAURA A HUGHES  
COUNTY CLERK  
DEPUTY

## NOTICE OF TRUSTEES 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: February 25, 2022

### DEED OF TRUST:

DATE: February 1, 2015  
GRANTOR GERARDO ROJAS-RODRIGUEZ  
TRUSTEE: ELVA L CARREON-TIJERINA  
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
COUNTY WHERE PROPERTY IS LOCATED: Kaufman  
RECORDED IN: Document # 2015-0003327 of the Real Property Records of Kaufman County, Texas.  
PROPERTY: LOT(S) ONE-HUNDRED ONE (101), OF THE KOYAL ESTATES, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 306, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 MAR 10 AM 10:44  
LAURA A. HUGHES  
COUNTY CLERK  
BY: \_\_\_\_\_  
DEPUTY

### NOTE:

DATE: February 1, 2015  
AMOUNT: Thirty Seven Thousand Three Hundred Fifty Dollars and No Cents ( \$ 37,350.00 )  
MAKER: GERARDO ROJAS-RODRIGUEZ  
PAYEE: VILLA BLANCA PROPERTIES, LLC.  
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
PO BOX 14567  
HUMBLE, TX 77347

SENDER OF NOTICE: ELVA L CARREON-TIJERINA  
PO BOX 14567  
HUMBLE, TX 77347

DATE OF SALE OF PROPERTY: Tuesday, APRIL 5th, 2022

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

PLACE OF SALE OF PROPERTY: Front steps of the Kaufman County Courthouse, Kaufman County, Texas.

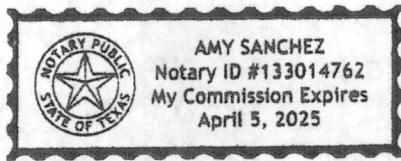
Because of default in performance of the obligation of the Deed of Trust and the Note, Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

\_\_\_\_\_  
ELVA L CARREON-TIJERINA

STATE OF TEXAS            §  
  §  
COUNTY OF HARRIS       §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA L CARREON-TIJERINA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on February 25, 2022



\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF TEXAS  
*Amy Sanchez*  
04/05/25

After recording return to:  
ELVA L CARREON-TIJERINA  
PO BOX 14567  
HUMBLE, TX 77347

**NOTICE OF ACCELERATION AND 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.**

**DEED OF TRUST INFORMATION:**

**Date:** 03/13/2013  
**Grantor(s):** NENA WALBY, A SINGLE WOMAN AND VERA BULL, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$127,448.00  
**Recording Information:** Book 4311 Page 126 Instrument 2013-0005090 ; re-recorded under Book 4321 Page 1 Instrument 2013-0006052  
**Property County:** Kaufman  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 3107 FLOWERING SPRINGS DRIVE, FORNEY, TX 75126

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** U.S. Bank National Association  
**Mortgage Servicer:** U.S. Bank National Association  
**Current Beneficiary:** U.S. Bank National Association  
**Mortgage Servicer Address:** 4801 Frederica Street, Owensboro, KY 42301

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of April, 2022  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT STEPS OF THE COURTHOUSE in Kaufman County, Texas, 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.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 MAR 14 PM 1:24  
LAURA A. HUGHES  
COUNTY CLERK  
BY: [Signature] DEPUTY

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** 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, Braden Barnes, Rachel Donnelly, Carlos Hernandez-Vivoni, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

By: \_\_\_\_\_

#### Exhibit "A"

LOT 5, BLOCK M, HEATHER HOLLOW WINDMILL FARMS PHASE 3C-SECTION 2, A SUBDIVISION OF KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT RECORDED IN CABINET 2, ENVELOPE 698, MAP/PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

# NOTICE OF TRUSTEE'S SALE

180 - NOTICE OF SALE BY TRUSTEE

TEXAS STANDARD FORM

WHEREAS, On the 15th day of APRIL, 2006

PASCUAL YEPEZ and MA LOUISA FLORES executed a Deed of Trust conveying to JAMES R. FRIERSON a Trustee, the Real Estate hereinafter

described, to secure F & C SUBURBAN ESTATES, INC., A Texas Corporation

said Deed of Trust being recorded in Vol. 2887 Page 407 in the payment of a debt therein described, in the Deed of Trust records

of KAUFMAN County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 5th day of APRIL, 2022, beginning no earlier than 10:00 A. M. and taking place not later than three (3) hours after that time, I will sell said real estate at the designated area of the County Courthouse, as designated by the commissioners court in KAUFMAN County, Texas, to the highest bidder for cash. The designated area for said county is located South side steps of the County Courthouse located at 100 W Mulberry Street, Kaufman, TX County, Texas.

Said Real Estate is described as follows: In the County of Kaufman State of Texas: Being all that certain lot, tract or parcel of land, part of the PIER TESIA SURVEY, ABSTRACT NO. 531, Kaufman County, Texas, part that certain TRACT NO. 1 called 117.576 acres, conveyed to ROY E. FRIERSON by HERMAN YARBROUGH, et al, on JANUARY 8, 1986, and recorded in Volume 839, Page 502, of the Deed Records of Kaufman County, Texas, and being more particularly described by metes and bounds in "EXHIBIT A" in the aforementioned Deed of Trust.

If you or your spouse is serving on active military duty, including active military as a member of the Texas National Guard of the National Guard of another State or as a reserve component of the armed forces of the United States, please sent written NOTICE of the active duty military service to the sender of this NOTICE immediately.

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 MAR 14 PM 2:26  
LAURA A. HUGHES  
COUNTY CLERK  
BY: [Signature]

WITNESS MY HAND this 8th

day of FEBRUARY, 2022

[Signature]  
JAMES R. FRIERSON Trustee.