

22TX373-0071
4100 RAIN LILLY DRIVE, HEARTLAND, TX 75126

15L80175

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 53, BLOCK 2, 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 17, 2018 and recorded on October 19, 2018 as Instrument Number 2018-0026379 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

Sale Information:

May 03, 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 SHEILA FRANK secures the repayment of a Note dated October 17, 2018 in the amount of \$213,681.00. 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.

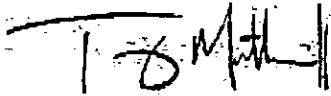
Substitute Trustee:

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.

DEPUTY
BY: _____
LAURA A. HUGHES
COUNTY CLERK
2022 FEB 17 PM 1:00
KAUFMAN CO. TEXAS
FILED FOR RECORD

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).

4307 JOHNSTOWN LANE
FORNEY, TX 75126

0000009410762

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: May 03, 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.

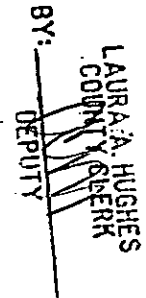
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 14, 2020 and recorded in Document CLERK'S FILE NO. 2020-0041615 real property records of KAUFMAN County, Texas, with SARITA DUDLEY AND BUMBIE WILLIAM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SARITA DUDLEY AND BUMBIE WILLIAM, securing the payment of the indebtednesses in the original principal amount of \$173,983.00, 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
LAURA A. HUGHES
COUNTY CLERK
BY:  DEPUTY



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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

4307 JOHNSTOWN LANE
FORNEY, TX 75126

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KAUFMAN

EXHIBIT "A"

LOT 2, BLOCK J, TRINITY CROSSING PHASE 4, A SUBDIVISION LOCATED IN THE CITY OF FORNEY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SHEET 586, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

SELECT PORTFOLIO SERVICING, INC. (SPS)
OLVERA, JOSE AND JOSIE
428 CREEKWOOD COURT, FORNEY, TX 75126

CONVENTIONAL
Firm File Number: 13-013123

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 5, 2005, JOSE OLVERA AND JOSIE OLVERA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to THOMAS F. VETTERS, as Trustee, the Real Estate hereinafter described, to NORTHLAND FUNDING GROUP, LLC DBA CAPITAL MORTGAGE SERVICES 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 00026489 Volume 2775, Page 540, 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

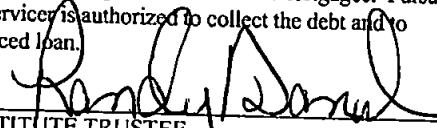
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 3, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of 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:

BEING LOT 41, BLOCK A OF THE TRAILS OF CHESTNUT MEADOW, PHASE 3B, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 602B, PLAT RECORDS, KAUFMAN COUNTY, TEXAS

Property Address: 428 CREEKWOOD COURT
FORNEY, TX 75126
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-1. ASSET-BACKED CERTIFICATES, SERIES 2006-1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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
Kevin Key, Cindy Daniel, Jim O'Bryant, Russell Stockman, David Stockman, Donna Stockman, Brenda Wiggs, or Michelle Schwartz, Jack Beckman, Kathy Arrington, Guy Wigs, Janet Pinder, Randy Daniel, Cindy Daniel, and Jim O'Bryant
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 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 FEB 25 AM 10:49
BY: LATHA M. HUGHES
CLERK

Notice of [Substitute] Trustee 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: 05/03/2022

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

Place: Kaufman County, Texas at the following location: **THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**


Property Address: 10622 COUNTY ROAD 376, TERRELL, TX 75161

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/30/2018 and recorded 05/31/2018 in Book 5694 Page 99 Document 2018-0013110, real property records of Kaufman County, Texas, with **Alvaro Cortez, unmarried man** grantor(s) and Everett Financial, Inc., D/B/A Supreme Lending as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Alvaro Cortez, unmarried man**, securing the payment of the indebtedness in the original principal amount of **\$114,514.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

BY: 
LAURA A. HUGHES
COUNTY CLERK

2022 FEB 25 AM 10: 54

FILED FOR RECORD
KAUFMAN CO TEXAS

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF ELMO, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF BLOCK ONE OF THE ORIGINAL TOWN OF ELMO, RECORDED IN PLAT BOOK NO.2, PAGE 11, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO DANNY WAYNE WEATHERS, RECORDED IN VOLUME 655, PAGE 158, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:BEGINNING AT A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 IN THE APPARENT WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO HORACE E. AND MILDRED S. PARKER, RECORDED IN VOLUME 564, PAGE 357, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING IN THE RECOGNIZED SOUTH LINE OF COUNTY ROAD 376, SAID POINT BEING THE RECOGNIZED NORTHEAST CORNER OF BLOCK ONE OF THE ORIGINAL TOWN OF ELMO, AND BEING THE RECOGNIZED NORTHEAST CORNER OF SAID WEATHERS TRACT;THENCE SOUTH 09 DEGREES 51 MINUTES 00 SECONDS WEST, ALONG THE APPARENT WEST LINE OF SAID PARKER TRACT, AND THE RECOGNIZED EAST LINE OF SAID WEATHERS TRACT, A DISTANCE OF 250.60 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHEAST CORNER OF SAID WEATHERS TRACT;THENCE NORTH 80 DEGREES 09 MINUTES 00 SECONDS WEST, ALONG THE RECOGNIZED SOUTH LINE OF SAID WEATHERS TRACT AND 100.00 FEET NORTH AND PARALLEL OF THE UNION PACIFIC RAILROAD TRACKS, A DISTANCE OF 91.50 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID WEATHERS TRACT, AND THE APPARENT SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JIMMY G. AND NELDA S. GRIFFITH, RECORDED IN VOLUME 822, PAGE 577, DEED RECORDS, KAUFMAN COUNTY, TEXAS;THENCE NORTH 09 DEGREES 51 MINUTES 00 SECONDS EAST, ALONG THE RECOGNIZED WEST LINE OF SAID WEATHERS TRACT, AND THE APPARENT EAST LINE OF SAID GRIFFITH TRACT, A DISTANCE OF 250.60 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED SOUTH LINE OF SAID BOND STREET, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID WEATHERS TRACT, AND THE APPARENT NORTHEAST CORNER OF SAID GRIFFITH TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS SOUTH 12 DEGREES 18 MINUTES 03 SECONDS EAST-1.35 FEET;THENCE SOUTH 80 DEGREES 09 MINUTES 00 SECONDS EAST, ALONG THE RECOGNIZED SOUTH LINE OF SAID BOND STREET, AND THE RECOGNIZED NORTH LINE OF SAID WEATHERS TRACT, A DISTANCE OF 91.50 TO THE PLACE OF BEGINNING AND CONTAINING 22,929.90 SQUARE FEET OR 0.526 ACRES OF LAND.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

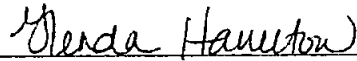
**C/O PHH Mortgage Corporation
1 Mortgage Way Mt. Laurel, NJ 08054
Phone: 877-744-2506**

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: 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.

Date: February 22, 2022



Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, **Glenda Hamilton** – Attorney
or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400. Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR
ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR
THAT PURPOSE.**

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on _____ I filed 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.

2606 PINCKNEY CT
FORNEY, TX 75126

0000009396623

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: **May 03, 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 30, 2020 and recorded in Document INSTRUMENT NO. 2020-003164 real property records of KAUFMAN County, Texas, with ALLAN BARING MORENO AND KAYLEEN MACABARE MORENO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALLAN BARING MORENO AND KAYLEEN MACABARE MORENO, securing the payment of the indebtednesses in the original principal amount of \$260,190.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. RUSHMORE LOAN MANAGEMENT SERVICES LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD.
SUITE 100
IRVINE, CA 92618

FILED FOR RECORD
KAUFMAN CO TEXAS
2022 MAR -3 AM 11:51
LAURA A. HUGHES
COUNTY CLERK
BY: 
DEBODY



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

Declarants Name: _____

Date: _____

2606 PINCKNEY CT
FORNEY, TX 75126

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KAUFMAN

EXHIBIT "A"

LOT 16, BLOCK "H", OF CLEMENTS RANCH, PHASE 3, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLEEVE 445, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Notice of [Substitute] Trustee 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: 03/03/2022

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

Place: Kaufman County, Texas at the following location: **THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 16577 County Road 247, Terrell, TX 75160

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/08/2008 and recorded 03/03/2008 in Book OR VL-3351 Page 175 Document 2008-00004043, real property records of Kaufman County, Texas, with Christopher Jehu Sykora, a married man and his wife, Mollynda Sykora signing pro forma to perfect the lien only, grantor(s) and AAA WORLDWIDE FINANCIAL CO. D/B/A WORLDWIDE MORTGAGE CO., as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Christopher Jehu Sykora, a married man and his wife, Mollynda Sykora signing pro forma to perfect the lien only, securing the payment of the indebtedness in the original principal amount of \$127,454.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. FHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust or contract lien.

BY
LAURA A. HUGHES
COURT CLERK
DEPT. 11A

2022 MAR 10 AM 10:25

FILED FOR RECORD
KAUFMAN CO. TEXAS

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

BEING a part of a tract of land situated in the William Smith League Survey, Abstract No. 444, conveyed to Jennifer Sykora as recorded in Volume 2312, Page 58, of the Deed Records of Kaufman County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the Northwest line of a tract of land conveyed to Coline Buford Allan as recorded in Volume 1113, Page 838, of the Deed Records of Kaufman County, Texas, being the Easternmost South corner of a tract of land conveyed to Timothy Demura as recorded in Volume 2142, Page 74, of the Deed Records of Kaufman County, Texas, and being the East corner said Sykora tract;

THENCE South 45 degrees 00 minutes 00 seconds West (directional control), a distance of 212.79 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 41 degrees 42 minutes 30 seconds West, a distance of 135.82 feet to a 1/4 inch yellow-capped iron rod set for corner;

THENCE North 48 degrees 17 minutes 30 seconds East, a distance of 16.36 feet to a 1/4 inch yellow-capped iron rod set for corner;

THENCE North 41 degrees 42 minutes 30 seconds West, a distance of 178.93 feet to a 1/4 inch yellow-capped iron rod set for corner in the South line of said Demura tract;

THENCE North 85 degrees 40 minutes 28 seconds East, a distance of 188.41 feet to a fence post found for corner;

THENCE South 58 degrees 14 minutes 00 seconds East, a distance of 156.75 feet to a 1/4 inch iron rod found for corner;

THENCE South 45 degrees 05 minutes 57 seconds East, a distance of 29.92 feet to the **PLACE OF BEGINNING** and containing 43,568 square feet or 1.000 acre of land.

Mobile Home Information as per SOL: Model: PHP368D9 Year: 2008 Serial Number: PH0519733A / PH0519733B HUD Label Number: PFS1035291 / PFS1035292 Length and Width: 14.0 X 68.0 / 14.0 X 68.0

8. 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. PHH Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation
1 Mortgage Way Mt. Laurel, NJ 08054
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. **Limitation of Damages:** 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.

Date: March 7, 2022

Carmina Scott, Inan Walcott, Tanasha Humphrey, Claire Buxton, Glenda Hamilton - Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd. NE; Bldg. 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed 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.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 MAR 10 AM 10:25
LAURA A. HUGHES
COUNTY CLERK
9Y
M
OFFICE

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 10, 2018 and recorded under Vol. 5754, Page 87, or Clerk's File No. 2018-0018667, in the real property records of KAUFMAN County Texas, with Jeffery W Villanueva and Caitlin R Villanueva, Husband and Wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jeffery W Villanueva and Caitlin R Villanueva, Husband and Wife securing payment of the indebtedness in the original principal amount of \$297,511.00 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 Jeffery W Villanueva and Caitlin R Villanueva. 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. Community Loan Servicing is acting as the Mortgage Servicer for the Mortgagee. Community Loan Servicing, is representing the Mortgagee, whose address is: 4425 Ponce De Leon Blvd, 5th Floor, Coral Gables, FL 33146.

Legal Description:

LOT 4, BLOCK M, OF TRAVIS RANCH PHASE 2A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 612, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 05/03/2022 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, 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 03/07/2022.

/s/ Danya F. Gladney SBOT No. 24059786, 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. 44-22-0209

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 MAR 10 AM 11:53
BY: LAURA A. HUBBES
COUNTY CLERK

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#: 19-22631

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 MAR 10 AM 11:53

LAURA A. HUGHES
COUNTY CLERK
BY: *MW*
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/11/2018, EMELY LIZETT REED AND BRADLEY JOE REED, WIFE AND HUSBAND, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of TROY D. PHILLIPS, P.C., as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS INC. DBA TOWN SQUARE MORTGAGE SQUARE MORTGAGE AND INVESTMENTS INC. DBA TOWN SQUARE MORTGAGE, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$178,703.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS INC. DBA TOWN SQUARE MORTGAGE SQUARE MORTGAGE AND INVESTMENTS INC. DBA TOWN SQUARE MORTGAGE, which Deed of Trust is Recorded on 5/16/2018 as Volume 2018-0011702, 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;

LOT 17, BLOCK 5, HEARTLAND TRACT A PHASE 1A, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 705, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Commonly known as: **4004 ROLLING ROCK RD, HEARTLAND, TX 75126**

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 **Randy Daniel, Brenda Wiggs, Denise Boerner, David Stockman, Donna Stockman, Michelle Schwartz, Jack Beckman, Michelle Schwartz, Kathy Arrington, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder**

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 **5/3/2022 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**



4743620

A
RTS

Our Case No. 22-01369-FC

FILED FOR RECORD
KAUFMAN CO. TEXAS

2022 MAR 10 AM 11:53

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

COUNTY RIGHTS
BY: *MV*
DEPUTY

THE STATE OF TEXAS
COUNTY OF KAUFMAN

Deed of Trust Date:
October 9, 2018

Property address:
1983 OBSIDIAN TRL
HEARTLAND, TX 75126

Grantor(s)/Mortgagor(s):
DAMARCUS BROWN, A SINGLE MAN.

LEGAL DESCRIPTION: Lot 25, Block 21, of Heartland Phase 8, an Addition to Kaufman County, Texas, according to the amended Map or Plat thereof recorded in Cabinet 3, Sleeve 360, of the Map and/or Plat Records of Kaufman County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
REPUBLIC STATE MORTGAGE CO., ITS SUCCESSORS
AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
AMERIHOM MORTGAGE COMPANY, LLC

Date of Sale: MAY 3, 2022

Property County: KAUFMAN

Original Trustee: ROBERT H. WAGNON

Recorded on: October 15, 2018
As Clerk's File No.: 2018-0025852
Mortgage Servicer:
AMERIHOM MORTGAGE COMPANY, LLC

Substitute Trustee:
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, Donna Stockman, Brenda
Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs,
Kathy Arrington, Janet Pinder, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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 Current Mortgagee under said Deed of Trust, according to the provisions therein set out 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, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Marinosci Law Group PC, 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 Mortgagee therein.

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

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

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 3/8/2022

WITNESS, my hand this 3/10/22

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)
Randy Daniel, Brenda Wiggs, Denise Boerner,
David Stockman, Donna Stockman, Michelle
Schwartz, Jack Beckman, Michelle Schwartz,
Kathy Arrington, Brenda Wiggs, Guy Wiggs,
David Stockman, Donna Stockman, Janet Pinder

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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **MAY 3, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. 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 be conducted at the Kaufman County Courthouse, 100 W. Mulberry Street, Kaufman, TX 75142 as designated by the Commissioners' Court, of said 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 was posted.

AMERIHOM MORTGAGE COMPANY, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND, 3/8/22

MARINOSCI LAW GROUP, PC

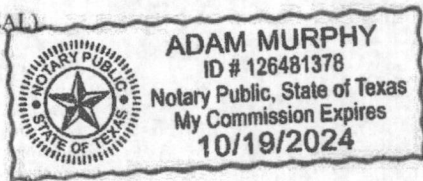
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 8 day of MARCH 2022, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]
Notary Public for the State of TEXAS
My Commission Expires: 10-19-24
ADAM MURPHY
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618
Our File No. 22-01369

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

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 MAR 14 PM 1:35

LAURA A. HUGHES
COUNTY CLERK

BY: 

DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, GRACIE PAILIN, A SINGLE WOMAN AND BRODERICK JERNIGAN, A SINGLE MAN delivered that one certain Deed of Trust dated SEPTEMBER 2, 2008, which is recorded in INSTRUMENT NO. 2008-00018601 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 \$112,872.00 payable to the order of WESTSTAR MORTGAGE CORPORATION, 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, WESTSTAR MORTGAGE CORPORATION, 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, **MAY 3, 2022, beginning at 10:00 AM, 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 38, DIAMOND ACRES PHASE 2, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 273, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, AS AMENDED BY DOCUMENT RECORDED IN VOLUME 1434, PAGE 227, REAL PROPERTY 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 WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is P.O. BOX 25400, ALBUQUERQUE, NM 87125. 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: MARCH 14, 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 OR KATHY ARRINGTON OR JANET PINDER

FILE NO.: WMC-3768
PROPERTY: 9124 DIAMOND AVE
KAUFMAN, TEXAS 75142

GRACIE PALIN

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 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: 05/25/2007
Grantor(s): ADRIAN TUTT
Original Mortgage: WASHINGTON MUTUAL BANK
Original Principal: \$86,400.00
Recording Information: Instrument 2007-00014112
Property County: Kaufman
Property: (See Attached Exhibit "A")
Reported Address: 709 NEW HOPE STREET, TERRELL, TX 75160

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of May, 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.

DEPUTY
BY: _____
LAURA A. HUGHES
COUNTY CLERK
FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 MAR 17 AM 11:15

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 86, BLOCK D, BREEZY HILL ADDITION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 557, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

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

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: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE T. REEDY SURVEY, ABSTRACT NO. 21, KAUFMAN COUNTY, TEXAS, PART OF TRACT 12 OF ALTA VISTA ESTATES SUBDIVISION, SHOWN BY PLAT OF SAME, RECORDED IN CABINET 1 PAGE 250 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS AND ALL OF THAT CERTAIN CALLED 6.563 ACRE TRACT CONVEYED TO ARTURO AVILES, ET UX BY PATRICK HARPER ON JULY 26, 2001, RECORDED IN VOL. 1789 PAGE 178 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/8 INCH IRON ROD FOUND AT THE EAST CORNER OF THE ABOVE MENTIONED TRACT 12, AT THE NORTH CORNER OF TRACT 13 OF THE ABOVE MENTIONED ALTA VISTA ESTATES SUBDIVISION, AT THE EAST CORNER OF THE ABOVE MENTIONED 6.563 ACRE TRACT, AT THE NORTH CORNER OF THE EDWIN DAVID CORBIN AND KAREN D. CORBIN 6.581 ACRE TRACT, RECORDED IN VOLUME 2058 PAGE 80 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING IN THE SOUTHWEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NO. 1836.

THENCE SOUTH 44 DEGREES 54 MINUTES 36 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID TRACT 12, A DISTANCE OF 1429.99 FEET TO A 3/8 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAME, AT THE WEST CORNER OF SAID TRACT 13 AND BEING IN THE RECOGNIZED SOUTHWEST LINE OF THE ABOVE MENTIONED T. BEEDY SURVEY.

THENCE NORTH 45 DEGREES 13 MINUTES 57 SECONDS WEST, WITH THE SOUTHWEST LINE OF SAID TRACT 12 AND WITH THE RECOGNIZED SOUTHWEST LINE OF SAID T. BEEDY SURVEY, A DISTANCE OF 200.20 FEET TO A 3/8 INCH IRON ROD FOUND AT THE SOUTH CORNER OF THE ANTONIO YESCAS AND PAULINA CASTANEDA 6.545 ACRE TRACT, RECORDED IN VOLUME 3135 PAGE 584 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS.

THENCE NORTH 44 DEGREES 54 MINUTES 36 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID 6.545 ACRE TRACT, A DISTANCE OF 1425.99 FEET TO A 3/8 INCH IRON ROD FOUND AT THE EAST CORNER OF SAME AND BEING IN THE SOUTHWEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NO. 1836.

THENCE SOUTH 46 DEGREES 22 MINUTES 31 SECONDS EAST, WITH THE SOUTHWEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NO. 1836, A DISTANCE OF 200.25 FEET TO THE POINT OF BEGINNING, CONTAINING 6.563 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/13/2016 and recorded in Book 5158 Page 369 Document 2016-0020057 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: 05/03/2022

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 ARTY DUAIN PRITCHETT, provides that it secures the payment of the indebtedness in the original principal amount of \$57,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 MAR 24 AM 8:55
BY
LAURA A. HUGHES
COUNTY CLERK
DEPUTY



Mackie Wolf Zientz & Marm, 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
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on _____ I filed 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 _____
DEPUTY
LAURA A. HUGHES
COUNTY CLERK

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 MAR 24 AM 8:55

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: 05/03/2022

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/23/2005 and recorded in the real property records of Kaufman County, TX and is recorded under Clerk's File/Instrument Number, 2716, Page 639, with Bobby G. Wilson and Patricia A. Wilson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for New Freedom Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Bobby G. Wilson and Patricia A. Wilson, securing the payment of the indebtedness in the original amount of \$74,044.00, 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. LOT 8, BLOCK A, BREEZY HILL ADDITION, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 288, PAGE 551, DEED REECORDS, KAUFMAN COUNTY, TEXAS.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 MAR 24 PM 2:01
LAURA A. HUGHES
COUNTY CLERK
DEPUTY



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

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Donna Stockman
SUBSTITUTE TRUSTEE

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

STATE OF Texas
COUNTY OF Parker

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of March, 2022.

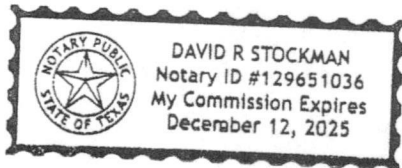
David R Stockman

NOTARY PUBLIC in and for

Parker COUNTY

My commission expires: 12-12-25

Print Name of Notary: David R Stockman



CERTIFICATE OF POSTING

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

Declarants Name: _____

Date: _____

A

15L 81075

22TX373-0279

1022 SPINNAKER DR, FORNEY, TX 75126

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

BEING LOT 6, BLOCK F OF FOX HOLLOW PHASE I, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CABINET 2, SLIDE 603C, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

Security Instrument: Deed of Trust dated September 23, 2011 and recorded on October 3, 2011 as Instrument Number 2011-0015004 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

Sale Information: May 03, 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.

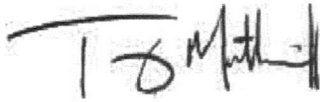
Obligation Secured: The Deed of Trust executed by JAMES A BELK AND CHESLEY PEEK secures the repayment of a Note dated September 23, 2011 in the amount of \$160,834.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 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: *[Signature]*
LAURA A. HUGHES
COUNTY CLERK
DEPUTY
2022 MAR 24 PM 2:01
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 TRUSTEE'S SALE

WHEREAS, on the 6th day of April, 2018, JOHNNY RAY HITT and SHELLEY HITT executed a Deed of Trust conveying to David J. Nowell, Trustee, the Real Estate hereinafter described to secure Earl Dudley Chambers, III and Deborah Lebrun Chambers in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 2018-0008362 of the Official Public 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 as Trustee, to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 3rd day of May, 2022, between ten o'clock A.M. and four o'clock P.M., I will sell the Real Estate at the south door of the County Courthouse in Kaufman County, Texas to the highest bidder for cash. Such sale will occur no earlier than 10:00 A.M.

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

BEING 17.28 ACRES OF LAND OUT OF THE J. PYLE SURVEY, A-372, KAUFMAN COUNTY, TEXAS AND BEING PART OF A CALLED 42.06 ACRE TRACT CONVEYED TO EARL DUDLEY CHAMBERS III AND DEBORAH CHAMBERS IN VOLUME 4608, PAGE 159, AND FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID 42.06 ACRE TRACT AND IN THE NORTH LINE OF F.M. 148;

THENCE NORTH 00 DEGREES 26 MINUTES 16 SECONDS EAST, 802.35 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE NORTH 88 DEGREES 48 MINUTES 09 SECONDS EAST, 951.11 FEET TO A FENCE CORNER AT THE NORTHWEST CORNER OF A 1.00 ACRE TRACT IN VOLUME 1311, PAGE 303;

THENCE SOUTH 02 DEGREES 04 MINUTES 19 SECONDS EAST, 570.92 FEET TO A SET 1/2 INCH IRON ROD STAMPED "MOBLY 4128";

THENCE NORTH 88 DEGREES 40 MINUTES 12 SECONDS EAST, 208.86 FEET TO A SET 1/2 INCH IRON ROD STAMPED "MOBLY 4128";

THENCE SOUTH 02 DEGREES 02 MINUTES 12 SECONDS EAST, 30.00 FEET TO A FENCE CORNER;

THENCE SOUTH 88 DEGREES 40 MINUTES 12 SECONDS WEST, 365.42 FEET TO A FENCE CORNER;

THENCE SOUTH 02 DEGREES 16 MINUTES 42 SECONDS EAST, 204.22 FEET TO A FOUND 1/2 INCH IRON ROD;

FILED FOR RECORD
KAUFMAN CO. TEXAS

2022 MAR 30 PM 4:02

Laura Hughes
County Clerk

THENCE SOUTH 89 DEGREES 02 MINUTES 11 SECONDS WEST, 829.96
FEET TO THE POINT OF BEGINNING AND CONTAINING 17.28 ACRES OF
LAND.

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.

WITNESS MY HAND this 28th day of March, 2022.



DAVID J. NOWELL Trustee
151 Municipal Drive
Gun Barrel City, Texas 75156
(903) 887-0339

A
RTS 165
Our Case No. 22-00505-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF KAUFMAN

Deed of Trust Date:
April 28, 2016

Property address:
1051 MAGNOLIA MOUND
KEMP, TX 75143

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 MAR 31 AM 11:59
LAURA A. JUGHES
COUNTY CLERK
DEPUTY

Grantor(s)/Mortgagor(s):
CALVIN D. SPEARS, JOINED HEREIN PRO FORMA BY
HIS SPOUSE, KATIE M. NOE.

LEGAL DESCRIPTION: LOT 4, Thousand Oaks SUBDIVISION, NEAR THE CITY OF KEMP, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 202, PLAT RECORDS, KAUFMAN COUNTY, TEXAS

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
NATIONS RELIABLE LENDING, LLC. ITS SUCCESSORS
AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
THE MONEY SOURCE INC.

Date of Sale: MAY 3, 2022

Property County: KAUFMAN

Original Trustee: MEWAEL GHEBREMICHAEL.

Recorded on: April 29, 2016
As Clerk's File No.: 2016-0007943
Mortgage Servicer:
THE MONEY SOURCE INC.

Substitute Trustee:
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, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out 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, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Marinosci Law Group PC, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **MAY 3, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. 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 be conducted at the Kaufman County Courthouse, 100 W. Mulberry Street, Kaufman, TX 75142 as designated by the Commissioners' Court, of said 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 was posted.

THE MONEY SOURCE INC., who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND, March 25th 2022

MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

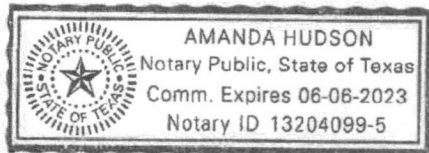
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 25th day of March 2022, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)

[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 6-6-2023
Amanda Hudson
Printed Name and Notary Public



Grantor: THE MONEY SOURCE INC.
500 SOUTH BROAD STREET, SUITE #100A
MERIDEN, CT 06450
Our File No. 22-00505

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

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.

WHEREAS, on MAY 9, 2017, PARESH BHAKTA, AS MANAGING MEMBER OF COWBOYS BUILDERS71, L.L.C. executed a Deed of Trust conveying to R. MICHAEL GROOM, Trustee, the property hereinafter described, to secure JIM. STEWART, in the payment of a debt (note) therein described, said Deed of Trust being recorded in the deed of trust records of KAUFMAN County, Texas at Doc. No.: 2017-0013001; 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 TUES., MAY 3, 2022 between Ten (10:00) o'clock A.M. and One (1:00) o'clock P.M., I will sell the property described in and conveyed by said deed of trust at the FRONT STEPS OF THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS IN KAUFMAN, KAUFMAN COUNTY, TEXAS, at public auction, to the highest bidder "as is" for cash.

Said property is located in the County of KAUFMAN COUNTY, State of Texas, and is described on Exhibit "A" attached hereto and made a part hereof for all purposes.

Witness my hand on April 5, 2022.

GROOM & GROOM, PLLC
103 EAST KAUFMAN ST.
MABANK, TEXAS 75147
Telephone: 903-887-3344
Fax: 903-340-8513



R. MICHAEL GROOM
SB #08528025
e-mail: mikegroom@groomlegal.com

FILED FOR RECORD
KAUFMAN CO TEXAS
2022 APR -5 PM 1:25
AURA A. HUGHES
COUNTY CLERK
DEPUTY

Lot 13 of Block B, Beacon Hill Subdivision, an addition to the city of Kemp, Kaufman County, Texas according to the plat thereof recorded in Volume 3, Page 85, Plat Records, Kaufman County, Texas.

Notice of Substitute Trustee's Sale

Date: April 5, 2022

Substitute Trustee: Mike Lester

Substitute Trustee's Address: 3045 Lackland Road, Fort Worth, TX 76116

Mortgagee: LTP Finance, LLC, a Texas limited liability company

Note: \$70,500.00

Deed of Trust

Date: January 15, 2009

Grantor: George Martinez

Original Mortgagee: LTP Finance, LLC, a Texas limited liability company

Recording information: Document No. 2009-00001691, Kaufman County, Texas

Property: Lot 93, The One Forty Place Rev, an Addition to the City of Kaufman, Kaufman County, Texas, according to the Map or Plat thereof Recorded in Volume 2, Page 215, of the Plat Records of Kaufman County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Kaufman

Date of Sale (first Tuesday of month): May 3, 2022

Time of Sale: 1:00 p.m.

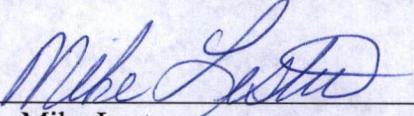
Place of Sale: on the sidewalk in front of the Kaufman County Courthouse, 100 W. Mulberry, Kaufman, Texas 75142

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 APR -6 AM 10:04
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY

Mortgagee has appointed Mike Lester as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.



Mike Lester

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 October 10, 2018, November 28, 2018, June 16, 2020, and September 16, 2020, sent notice of default in payment of assessments to **SHARONDA BROWN and JOHN DEMOND BROWN, wife and husband**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **SHARONDA BROWN and JOHN DEMOND BROWN, wife and husband**, 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 owners to Travis Ranch Property Owners Association, Inc.

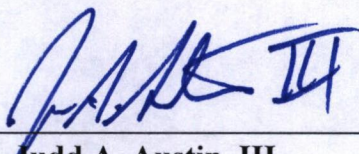
NOW, THEREFORE, notice is hereby given that on Tuesday, the 3rd of May, 2022, between 10:00 a.m. and 4:00 p.m., Travis Ranch Property Owners Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Courthouse, 100 West 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

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: April 5, 2022.

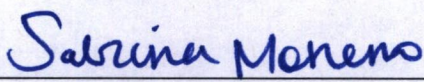
TRAVIS RANCH PROPERTY OWNERS
ASSOCIATION, INC.

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 April 5, 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**

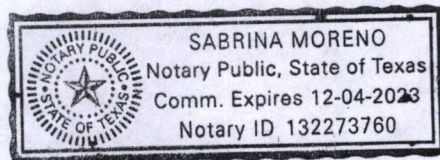


EXHIBIT "A"

Being Lot 2, in Block X, of TRAVIS RANCH, Phase 2B, an Addition to the City of Forney, Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 2, Envelope 749, of the Plat Records of Kaufman County, Texas (the "Property").

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 July 9, 2020, September 17, 2020, and December 16, 2020, sent notice of default in payment of assessments to **MICHAEL ROBERT SHEREN II and ERIN KEELEY SHEREN**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **MICHAEL ROBERT SHEREN II and ERIN KEELEY SHEREN**, 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 owners to Travis Ranch Property Owners Association, Inc.

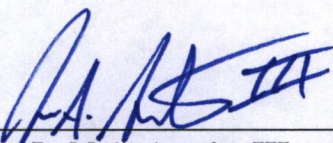
NOW, THEREFORE, notice is hereby given that on Tuesday, the 3rd of May, 2022, between 10:00 a.m. and 4:00 p.m., Travis Ranch Property Owners Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Courthouse, 100 West 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.

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: April 5, 2022.

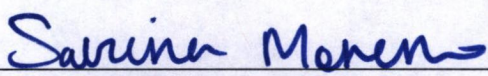
TRAVIS RANCH PROPERTY OWNERS
ASSOCIATION, INC.

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 April 5, 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**

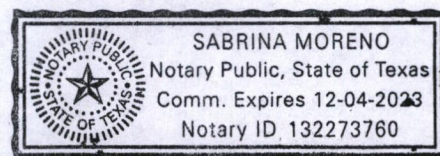


EXHIBIT "A"

Being Lot 24, Block E, TRAVIS RANCH, PHASE 2A, an Addition to Kaufman County, Texas, according to the Map or Plat Recorded in Cabinet 2, Envelope 612, Plat Records, Kaufman County, Texas. (the "Property").

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: LOT 18, BLOCK F, OF FOX FOLLOW PHASE 1, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET 2, SLIDE 603C, MAP/PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/07/2017 and recorded in Book 5422 Page 68 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: 05/03/2022

Time: 11:00 AM

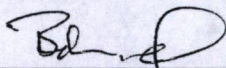
Place: Kaufman County, Texas at the following location: THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 KYLE TURNER MCNEIL AND ERICA TENILLE MCNEIL, provides that it secures the payment of the indebtedness in the original principal amount of \$265,109.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Nations Direct Mortgage, LLC is the current mortgagee of the note and deed of trust and NATIONS DIRECT MORTGAGE, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Nations Direct Mortgage, LLC c/o NATIONS DIRECT MORTGAGE, LLC, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

BY:  LAURA A. HUGHES
COUNTY CLERK

2022 APR -7 AM 8:33

FILED FOR RECORD
KAUFMAN CO TEXAS

Certificate of Posting


I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed 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.

FILED FOR RECORD
KAUFMAN CO TEXAS

2022 APR -7 AM 8:33

LAURA A. HUGHES
COUNTY CLERK

BY:


DEPUTY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

Date: April 11, 2022

Note: Real Estate Lien Note described as follows:

Date: October 27, 2021
Maker: New Door Innovation LLC
Payee: SCF Jake, LP
Original Principal: \$89,100.00

Deed of Trust: Deed of Trust:

Date: October 27, 2021
Grantor: New Door Innovation LLC
Trustee: Matt L. Janner
Beneficiary: SCF Jake, LP
Recorded: November 4, 2021 as Instrument No. 2021-0045694 in the Official Public Records of Kaufman County, Texas

Foreclosing Lender: SCF Jake, LP

Borrower: New Door Innovation LLC

Property: The real property described as follows:

Lot, tract or parcel of land, being a lot 100 feet by a 100 feet, being the Southwest one-fourth (1/4) of Block Sixty-one of the Original Townsite of the Town of Kemp, in Kaufman County, Texas, recorded in Volume 1, page 14, dated August 27, 1881. Being a part of the tract conveyed by Tom S, Collins and wife, Hazel Collins to George D. Allen by Warranty Deed dated October 5, 1940 and recorded in Volume 269, page 492 of the Deed Records of Kaufman County, Texas.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to the real property, as described in the Deed of Trust.

Substitute Trustee: Randy Daniel or Cindy Daniel or Jim O'Bryant with Tejas Trustee Services

FILED FOR RECORD
KAUFMAN CO TEXAS
2022 APR 12 AM 11:49
LAURA A. HUGHES
COUNTY CLERK
BY:  DEPUTY

14800 Landmark Blvd., Suite 850
Addison, Texas 75254

Date and Time of Substitute Trustee's Sale of Property:

May 3, 2022, the first Tuesday of the month, to commence at 10:00 a.m. or within three (3) hours of that time.

Place of Substitute Trustee's Sale of Property:

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 Commissioner's office.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is service 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.

RECITALS

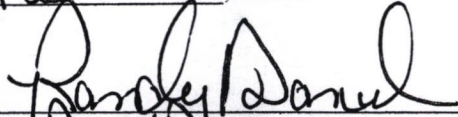
Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that the Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or

warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

Executed on this APRIL 12, 2022.


By: RANDY DANIEL
As Substitute Trustee

After recording, return original to:
The Strong Firm P.C.
Two Hughes Landing
1790 Hughes Landing Blvd, Suite 200
The Woodlands, Texas 77380

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

Date: April 11, 2022
Note: Real Estate Lien Note described as follows:

Date: October 27, 2021
Maker: New Door Innovation LLC
Payee: SCF Jake, LP
Original Principal: \$44,000.00

FILED FOR RECORD
KAUFMAN CO TEXAS
2022 APR 12 AM 11:49
BY: [Signature]
LAURA A. HUGHES
COUNTY CLERK

Deed of Trust: Deed of Trust:

Date: October 27, 2021
Grantor: New Door Innovation LLC
Trustee: Matt L. Janner
Beneficiary: SCF Jake, LP
Recorded: November 8, 2021 as Instrument No. 2021-00461278 in the Official Public Records of Kaufman County, Texas

Foreclosing Lender: SCF Jake, LP

Borrower: New Door Innovation LLC

Property: The real property described as follows:

TRACT 1:

BEING A 0.496 ACRE TRACT OF LAND AND BEING THE WEST 105 FEET OF BLOCK 71, KEMP ORIGINAL, RECORDED IN VOL. 1, PG. 14, DATED AUGUST 27, 1881. PLAT OF RECORDS, KAUFMAN COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" (N: 6851118.39, E: 2667448.33) SET FOR THE SOUTHWEST CORNER OF SAID BLOCK 71 AND BEING THE SOUTHWEST CORNER OF SAID 0.496 ACRE TRACT;

THENCE N 23°45'03" E, A DISTANCE OF 205.60 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHWEST

CORNER OF SAID BLOCK 71 AND BEING THE NORTHWEST CORNER OF SAID 0.496 ACRE TRACT;

THENCE N 66°14'57" E, A DISTANCE OF 105.00 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHEAST CORNER OF SAID 0.496 ACRE TRACT;

THENCE S 23°45'03" W, A DISTANCE OF 205.60 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHEAST CORNER OF SAID 0.496 ACRE TRACT;

THENCE S 66°14'57" W, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL AREA OF 21,587 SQUARE FEET OR 0.496 ACRES, MORE OR LESS.

TRACT 2:

BEING A 0.448 ACRE TRACT OF LAND AND BEING THE EAST 95 FEET OF BLOCK 71, KEMP ORIGINAL, RECORDED IN VOL. 1, PG. 14, DATED AUGUST 27, 1881. PLAT OF RECORDS, KAUFMAN COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" (N: 6851387.13, E: 2667548.58) SET FOR THE NORTHEAST CORNER OF SAID BLOCK 71 AND BEING THE NORTHEAST CORNER OF SAID 0.448 ACRE TRACT, FROM WHICH A FOUND 1" IRON PIPE BEARS N 66°14'57" E, A DISTANCE OF 41.84 FEET (TIE);

THENCE S 23°45'03" E, A DISTANCE OF 205.60 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHEAST CORNER OF SAID BLOCK 71 AND BEING THE SOUTHEAST CORNER OF SAID 0.448 ACRE TRACT;

THENCE S 66°14'57" W, A DISTANCE OF 95.00 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHWEST CORNER OF SAID 0.448 ACRE TRACT;

THENCE N 23°45'03" W, A DISTANCE OF 205.60 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHWEST CORNER OF SAID 0.448 ACRE TRACT;

THENCE N 66°14'57" E, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL AREA OF 19,532 SQUARE FEET OR 0.448 ACRES, MORE OR LESS.

TRACT 3:

BEING A 0.127 ACRE TRACT OF LAND AND BEING PART OF BLOCK 77, KEMP ORIGINAL RECORDED IN VOL. 1, PG. 14, DATED AUGUST 27, 1881. PLAT OF

RECORDS, KAUFMAN COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" (N: 6851094.23, E: 2667393.41) SET FOR THE SOUTHEAST CORNER OF SAID BLOCK 77 AND BEING THE SOUTHEAST CORNER OF SAID 0.127 ACRE TRACT;

THENCE S 66°14'57" W, A DISTANCE OF 51.06 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHWEST CORNER OF SAID 0.127 ACRE TRACT;

THENCE N 10°33'36" W, A DISTANCE OF 211.17 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHWEST CORNER OF SAID 0.127 ACRE TRACT;

THENCE N 66°15'38" E, A DISTANCE OF 2.88 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHEAST CORNER OF SAID 0.127 ACRE TRACT;

THENCE S 23°45'03" E, A DISTANCE OF 205.59 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOAL AREA OF 5,545 SQUARE FEET OR 0.127 ACRES, MORE OR LESS.

TRACT 4:

BEING A 0.259 ACRE TRACT OF LAND AND BEING PART OF BLOCK 62, KEMP ORIGINAL, RECORDED IN VOL. 1, PG. 14, DATED AUGUST 27, 1881. PLAT OF RECORDS, KAUFMAN COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (N: 6851149.89, E: 2667718.53) FOUND FOR THE NORTHWEST CORNER OF SAID BLOCK 62 AND BEING THE NORTHWEST CORNER OF SAID 0.259 ACRE TRACT;

THENCE N 66°14'57" E, A DISTANCE OF 99.99 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHEAST CORNER OF SAID 0.259 ACRE TRACT;

THENCE S 22°47'29" E, A DISTANCE OF 111.10 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHEAST CORNER OF SAID 0.259 ACRE TRACT;

THENCE S 65°23'33" W, A DISTANCE OF 102.10 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHWEST CORNER OF SAID 0.259 ACRE TRACT;

THENCE N 21°44'16" W, A DISTANCE OF 112.68 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL AREA OF 11,298 SQUARE FEET OR 0.259 ACRES, MORE OR LESS.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to the real property, as described in the Deed of Trust.

Substitute Trustee: Randy Daniel or Cindy Daniel or Jim O'Bryant with Tejas Trustee Services
14800 Landmark Blvd., Suite 850
Addison, Texas 75254

Date and Time of Substitute Trustee's Sale of Property:

May 3, 2022, the first Tuesday of the month, to commence at 10:00 a.m. or within three (3) hours of that time.

Place of Substitute Trustee's Sale of Property:

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 Commissioner's office.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is service 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.

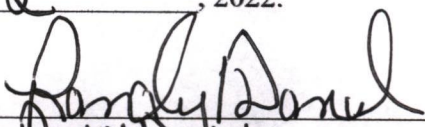
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that the Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

Executed on this APRIL 12, 2022.


By: Randy Daniel
As Substitute Trustee

After recording, return original to:
The Strong Firm P.C.
Two Hughes Landing
1790 Hughes Landing Blvd, Suite 200
The Woodlands, Texas 77380

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: LOT 6, BRIAR CREEK ESTATES, AN ADDITION TO THE CITY OF CRANDALL, KAUFMAN COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET 1, PAGE(S) 570, OF THE MAP AND/OR PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/24/2013 and recorded in Document 2013-0008216 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: 05/03/2022

Time: 11:00 AM

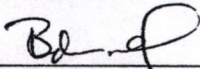
Place: Kaufman County, Texas at the following location: THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 SHARON HUTCHINS, provides that it secures the payment of the indebtedness in the original principal amount of \$84,183.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and deed of trust and PENNYMAC LOAN SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is PENNYMAC LOAN SERVICES, LLC c/o PENNYMAC LOAN SERVICES, LLC, 6101 Condor Drive, Moorpark, CA 93021 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
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

BY: 
LAURA A. HUGHES
COUNTY CLERK

2022 APR 12 AM 11:46

FILED FOR RECORD
KAUFMAN CO TEXAS

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed 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.

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

WHEREAS, on or about July 23, 2018, 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 Jose Renee Garcia and Charlene D. Garcia, the present owners of said real property, to The Villages of Fox Hollow Homeowners' Association, Inc. (the "Association"); and

WHEREAS, the said Jose Renee Garcia and Charlene D. Garcia 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, **May 3, 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 10, Block M, of Fox Hollow, Phase I, an Addition to the City of Forney, Kaufman County, Texas, according to the Map or Plat thereof recorded in Cabinet 2, Envelope 603C, of the Plat Records of Kaufman County, Texas (1142 Leafy Glade Road)

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 APR 12 PM 12:24
LAURA HEBBES
COUNTY CLERK
BY: _____
DEPUTY

WITNESS my hand this 18 day of March, 2022

THE VILLAGES OF FOX HOLLOW
HOMEOWNERS' ASSOCIATION, INC.
By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 23RD day of JULY, 2021, NEW DOOR INNOVATION, LLC, executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure DFW INVESTOR LENDING, LLC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2021-0030598, of the Deed of Trust records of Kaufman County, Texas; and

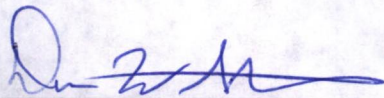
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday**, the 3RD day of **MAY, 2022**, between ten o'clock a.m. and one o'clock p.m., I will sell said Real Estate at the steps of the **Kaufman County Courthouse, 100 W. Mulberry Street, Kaufman, Kaufman County, Texas**, which is the place designated by the Kaufman County Commissioner's Court, to the highest bidder for cash.

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

LOTS 5 AND 6, SKYLINE ACRES, AN ADDTION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 341, PLAT RECORDS, KAUFMAN COUNTY, TEXAS. ALSO KNOWN AS 8853 PRAIRIE CHAPEL ROAD, CRANDALL, TEXAS.

WITNESS MY HAND, the 11 day of APRIL, 2022.



DARRIN W. STANTON, TRUSTEE

FILED FOR RECORD
KAUFMAN CO. TEXAS
2022 APR 11 PM 1:54
BY: LAURA A. HUGHES
COUNTY CLERK
OFFICE

A

ISL 81437

22TX373-0314

15572 SADDLE RIDGE CIRCLE, TERRELL, TX 75160

FILED FOR RECORD
KAUFMAN CO. TEXAS

2022 APR 7 AM 11:45

LAURA A. HUGHES
COUNTY CLERK
BY: *[Signature]*
DEPUTY

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

BEING LOT 7, IN BLOCK A, OF LONGSPUR ESTATES, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET 2, ENVELOPE 597, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated January 26, 2018 and recorded on January 30, 2018 Book 5573 Page 518 as Instrument Number 2018-0002221 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

Sale Information:

May 03, 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 ALEXIS RAE SEYMOUR AND TYLER SCOTT SEYMOUR secures the repayment of a Note dated January 26, 2018 in the amount of \$179,784.00. 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 mortgage. 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:

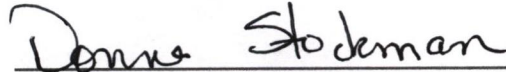
In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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).

A
ISL 81539

22TX373-0436
3355 EMERSON RD, FORNEY, TX 75126

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 39, BLOCK M OF VINTAGE MEADOWS ADDITION, PHASE 3, AN ADDITION TO THE COUNTY OF KAUFMAN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER CLERK'S DOCUMENT NO. 2017-0027887, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS AND IN CABINET 3, SLIDE 369, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated January 25, 2019 and recorded on January 25, 2019 as Instrument Number 2019-0001898 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

Sale Information:

May 03, 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 GORDIE MARSHALL AND LATOSHA PENNINGTON-MARSHALL secures the repayment of a Note dated January 25, 2019 in the amount of \$231,870.00. 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.

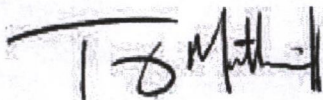
Substitute Trustee:

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.

FILED FOR RECORD
KAUFMAN CO. TEXAS
22 APR 11 PM 12:12
LAURA A. HUGHES
COUNTY CLERK
DEPUTY

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).