

**NOTICE OF TRUSTEE'S SALE**

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

**Date:** June 3, 2022

**Deed of Trust:**

**Date:** September 16, 2015

**Grantor:** Osmara Yamileth Ruan Diaz

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

**Recorded in:** Instrument # 2015-0018118, Volume 4880, Page 364, Real Property Records, Kaufman County Texas.

**Property (including any improvements):**

Lot Nine, "9", in Utopia Ranch Subdivision, Kaufman County, Texas, according to plat thereof recorded in Plat Cabinet 3, Envelope 222, Plat Records of Kaufman County, Texas.

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

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

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

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

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

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



Substitute Trustee – Kenneth Lane

**For more information:**

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 JUN -3 AM 11:40  
LAURA A. HUGHES  
COUNTY CLERK  
BY: [Signature] NEP/ITV

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

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

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 06, 2018 and recorded under Vol. 5854, Page 502, or Clerk's File No. 2018-0027904, in the real property records of KAUFMAN County Texas, with Michael Brumit and Lisa Brumit, 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 Michael Brumit and Lisa Brumit, Husband and Wife securing payment of the indebtedness in the original principal amount of \$277,874.00 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 Michael Brumit and Lisa Brumit. Lakeview Loan Servicing LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

#### Legal Description:

**BEING LOT 7, IN BLOCK S, OF THE TRAILS OF CHESTNUT MEADOW, PHASE 4, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 3, ENVELOPE 9, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.**

### SALE INFORMATION

Date of Sale: 09/06/2022

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 Xome, 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 06/07/2022.

/s/ Nicole M. Barte SBOT No. 24001674, 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: Donna Stockman  
Printed Name: Donna Stockman

C&M No. 44-22-1399

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 JUN -9 PM 9:00  
LAURAL HUGHES  
COUNTY CLERK  
DEPUTY

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

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

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated December 23, 2019 and recorded under Vol. 6250, Page 298, or Clerk's File No. 2019-0032536, in the real property records of KAUFMAN County Texas, with Kelly Elizabeth Ames, A Single Woman 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 Kelly Elizabeth Ames, A Single Woman securing payment of the indebtedness in the original principal amount of \$294,566.00 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 Kelly Elizabeth Ames. Lakeview Loan Servicing LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

**Legal Description:**

**BEING ALL OF LOTS 19 AND 20, BLOCK C, OF BLUFF VIEW ESTATES-PHASE TWO, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET 1, ENVELOPE 715, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 09/06/2022**

**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 Xome, 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 06/08/2022.

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

Posted and filed by:



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

**Donna Stockman**


C&M No. 44-22-0788

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 JUN -9 PM 9:00  
LAURA A. HUGHES  
COUNTY CLERK  
BY: \_\_\_\_\_  
DEPUTY

T.S. #: 2022-02058

Dated: 6-8-22

Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Bill Gibson, Russell Slaton, Ed Henderson, Tony Hulsey, Jan Rollins, Sharon Hobbs, Matt Dunn, Nestor Trustee Services, LLC, L. Keller Mackie, Michael Zientz



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c/o Nestor Trustee Services, LLC  
2850 Redhill Blvd., Suite 240  
Santa Ana, CA 92705  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.auction.com> or Contact (800) 280-2832.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

Nestor Trustee Services, LLC  
2850 Redhill Avenue, Suite 240  
Santa Ana, California 92705

T.S. #: 2022-02058

**CERTIFICATE OF POSTING**

My name is Donna Stockman, and my address is 2850 Rathill Ave S. 240 Suite A <sup>CA</sup> 92205. I declare under penalty of perjury that on 6-8-22 I filed at the office of the Kaufman County Clerk and caused to be posted at the Kaufman County courthouse this notice of sale.

Donna Stockman  
Declarants Name: Donna Stockman  
Date: 6-8-22

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2022 JUN -8 PM 8:48

Laura Hughes  
COUNTY CLERK

BY: [Signature]  
DEPUTY

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
~~2022 JUN -7 PM 8:42~~  
BY: [Signature]  
Laura Hughes  
COUNTY CLERK  
DEPUTY

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

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

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 09, 2021 and recorded under Vol. 6943, Page 440, or Clerk's File No. 2021-0014864, in the real property records of KAUFMAN County Texas, with Elsie M Castillo, single woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial, Inc. dba Supreme Lending, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Elsie M Castillo, single woman securing payment of the indebtedness in the original principal amount of \$206,196.00 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 Elsie M Castillo. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

#### Legal Description:

**LOT 25, BLOCK 11, HEARTLAND TRACT A PHASE 2C, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 779, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 09/06/2022**

**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 Xome, 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 06/09/2022.

/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: Donna Stockman  
Printed Name: Donna Stockman

C&M No 44-22-1213

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 JUN 11 AM 8:51  
LAURA A HUGHES  
COUNTY CLERK  
DEPUTY

**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: September 06, 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 December 01, 2017 and recorded in Document CLERK'S FILE NO. 2017-0029312 real property records of KAUFMAN County, Texas, with SPENCER BUTLER AND HAYLEY BUTLER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SPENCER BUTLER AND HAYLEY BUTLER, securing the payment of the indebtednesses in the original principal amount of \$142,373.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452



123 GANTT STREET  
TERRELL, TX 75160

00000009438193

**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 RANDY DANIEL, CINDY DANIEL OR JIM O'BRYANT BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, DONNA STOCKMAN, MICHELLE SCHWARTZ 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: \_\_\_\_\_

123 GANTT STREET  
TERRELL, TX 75160

0000009438193

0000009438193

KAUFMAN

**EXHIBIT "A"**

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND OUT BLOCK 530 OF THE REVISED MAP OF TERRELL, KAUFMAN COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED BY DEED TO ELDER ASHLING, LLC, AS RECORDED IN VOLUME 5309, PAGE 167 OF THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR CORNER IN THE NORTHERLY LINE OF WEST STATE STREET, SAID CORNER BEING THE WEST CORNER OF SAID ASHLING TRACT, AND BEING THE SOUTH CORNER OF A TRACT OF LAND CONVEYED BY DEED TO LANORA GARNER AS RECORDED IN VOLUME 1190, PAGE 622 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS;

THENCE NORTH 45 DEG 04 MIN 42 SEC EAST, WITH THE COMMON LINE OF SAID ASHLING AND GARNER TRACTS, A DISTANCE OF 193.68 FEET TO AN IRON ROD FOUND FOR CORNER IN THE SOUTHERLY LINE OF GANTT STREET, SAID CORNER BEING THE NORTH CORNER OF SAID ASHLING TRACT, AND BEING THE EAST CORNER OF SAID GARNER TRACT;

THENCE SOUTH 46 DEG 32 MIN 09 SEC EAST, WITH THE NORTHEAST LINE OF SAID ASHLING TRACT, AND WITH THE SOUTHERLY LINE OF SAID GANTT STREET, A DISTANCE OF 66.62 FEET TO AN IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE EAST CORNER OF SAID ASHLING TRACT, AND BEING THE WEST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO SUNBEAM M. CARPENTER AS RECORDED IN VOLUME 1508, PAGE 148 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 45 DEG 02 MIN 16 SEC WEST, WITH THE COMMON LINE OF SAID ASHLING AND CARPENTER TRACTS, A DISTANCE OF 194.51 FEET TO AN IRON ROD FOUND FOR CORNER IN THE NORTHERLY LINE OF SAID WEST STATE STREET, SAID CORNER BEING THE SOUTH CORNER OF SAID ASHLING TRACT, AND BEING THE WEST CORNER OF SAID CARPENTER TRACT;

THENCE NORTH 45 DEG 49 MIN 01 SEC WEST WITH THE SOUTHWEST LINE OF SAID ASHLING TRACT, AND WITH THE NORTHERLY LINE OF SAID WEST STATE STREET, A DISTANCE OF 66.74 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.297 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 JUN 16 AM 8:35  
LAURA A HUGHES  
COUNTY CLERK  
BY: \_\_\_\_\_  
DEPUTY

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2022 JUL 11 AM 8:58

LAURA A. HUGHES  
COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 104813-TX

Date: July 7, 2022

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: LENIA ARLETT URIBE, AN UNMARRIED WOMAN, AND ABEL RAMIREZ, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC., D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 8/22/2019, RECORDING INFORMATION: Recorded on 8/23/2019, as Instrument No. 2019-0020480 in Book 6114 Page 506

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT 2, BLOCK E, DEERFIELD HEIGHTS, PHASE 1, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, RECORDED IN CABINET 2, SLIDE 511, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/6/2022, the foreclosure sale will be conducted in Kaufman County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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

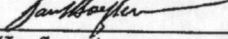
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



Matter No.: 104813-TX

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, JACK BECKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

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

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

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

**NOTICE OF SALE**

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated November 20, 2017, executed by **CRAIG LYNN COX AND ARACELI COX, A MARRIED COUPLE, AND MARIA GUADALUPE JARAL, AN UNMARRIED PERSON** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2017-0027112, Official Public Records of Kaufman County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Randy Daniel or Cindy Daniel or Jim O'Bryant, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, September 6, 2022**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Kaufman County Courthouse at the place designated by the Commissioner's Court for such sales in Kaufman County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2016 Southern Energy Manufactured Home, Serial No. SFW018279TXAB.

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 JUL 11 PM 2:28

LAURA A. HUGHES  
COUNTY CLERK

BY: *[Signature]*  
DEPUTY

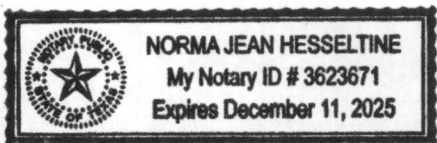
EXECUTED this 7 day of July, 2022.

*[Handwritten Signature]*

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

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 7 day of July, 2022, to certify which witness my hand and official seal.



*[Handwritten Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being all of that certain lot, tract or parcel of land located in the S.H. Davis Survey, Abstract No. 116, Kaufman County, Texas, and being part of the 128.87 acre tract of land described in deed to W.D.B. Properties, Inc., recorded in Volume 1118, Page 156, of the Deed Records of Kaufman County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a fence corner at the north corner of the T.M. Boofer 0.18 acre tract of land recorded in Volume 423, Page 205 DRKCT and being in the southeast line of the 128.87 acre tract;

THENCE S 45 degrees 53 minutes 28 seconds W, along the northwest line of the Boofer tract and passing the west corner of the Boofer tract and the north corner of the Perry Lynn Cox 22.138 acre tract recorded in Volume 531, Page 150, DRKCT, at 80 feet and continuing along the northwest line of the Cox tract and along a fence line a total distance of 526.72 feet to a 3/4" pipe found at a fence corner;

THENCE N 59 degrees 52 minutes 20 seconds W, 444.15 feet along the northeast line of the Cox tract and generally along a fence line to a 3/4" pipe found at a fence corner;

THENCE S 72 degrees 25 minutes 45 seconds W, 454.49 feet along the northeast line of the Cox tract and generally along a fence line to a fence corner;

THENCE S 84 degrees 37 minutes 22 seconds W, 320.28 feet along the northwest line of the Cox tract and generally along a fence line to a 3/4" pipe found at a fence corner;

THENCE N 46 degrees 28 minutes 10 seconds E, 1285.40 feet through the 128.87 acre tract to a 1/2" iron rod set;

THENCE S 47 degrees 22 minutes 48 seconds E, 879.35 feet through the 128.87 acre tract to a 1/2" iron rod set in the southeast line of the 128.87 acre tract;

THENCE S 46 degrees 17 minutes 12 seconds W, 30.0 feet along the southeast line of the 128.87 acre tract to a fence corner in the northeast line of the Boofer tract;


THENCE N 45 degrees 43 minutes 09 seconds W, 5980 feet along the northeast line of the Boofer tract and along a fence line to the POINT OF BEGINNING and containing 15.08 acres of land more or less.

A

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 22-26960

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2022 JUL 14 AM 8:28

LAURA A. HUGHES  
COUNTY CLERK  
BY:   
DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 4/10/2014, Lori Buck, an Unmarried Person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Joni Baquerizo, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for American Southwest Mortgage Corp, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$120,408.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for American Southwest Mortgage Corp, which Deed of Trust is Recorded on 4/21/2014 as Volume 2014-0006393, Book , Page , Loan Mod recorded on 02/04/2019 as Inst # 2019-0002588 in Kaufman County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**Being Lot 20, in Block 1, of Heartland Tract B, Phase 1A, an addition to the Kaufman County, Texas, according to the plat thereof recorded in Cabinet 3, Envelope 74, of the Plat Records of Kaufman County, Texas.**

Commonly known as: **2025 ANGEL WAY, 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 **Jack Beckman, Michelle Schwartz, Kathy Arrington, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Randy Daniel or Cindy Daniel or Jim O'Bryant** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST**, 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 **9/6/2022 at 10:00 AM**, or no later than three (3) hours after such time, in **Kaufman** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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



4754338

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.**

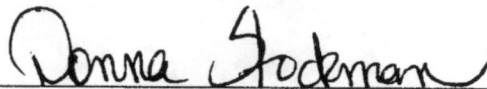
WITNESS, my hand this 7/12/2022

WITNESS, my hand this 7-14-22



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer

1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



By: Substitute Trustee(s)  
Jack Beckman, Michelle Schwartz, Kathy  
Arrington, Brenda Wiggs, Guy Wiggs, David  
Stockman, Donna Stockman, Janet Pinder, Randy  
Daniel or Cindy Daniel or Jim O'Bryant

C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 JUL 14 AM 8:28  
LAURA A. HUGHES  
COUNTY CLERK  
BY:  M  
OFFICE

**NOTICE OF TRUSTEE'S SALE**

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2022 JUL 15 AM 11:50

LAURA A. HUGHES  
COUNTY CLERK

BY:

*MV*  
DEPUTY

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

Date: July 15, 2022

**Deed of Trust:**

**Date:** August 3, 2016

**Grantor:** Luis Mendoza

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

**Recorded in:** Instrument # 2016-0015559, Volume 5110, Page 107, Real Property Records, Kaufman County Texas.

**Property:** (INCLUDING ANY IMPROVEMENTS): Lot "17", in 9-0 Ranch, an addition to Kaufman County, Texas, according to map or plat thereof recorded in Cabinet 3, Envelop 214, Plat records of Kaufman County, Texas.

**Date of Sale:** September 6, 2022

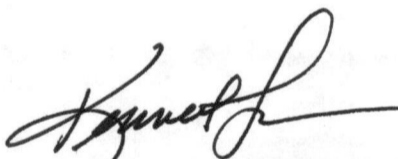
**Time of Sale:** The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

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

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

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

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



Substitute Trustee – Kenneth Lane

**For more information:**

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 104040-TX

Date: July 19, 2022

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: TIMOTEO GARCIA, AN UNMARRIED MAN, AND SANDRA FIERRO,  
AN UNMARRIED WOMAN.

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR CALCON MUTUAL MORTGAGE  
LLC, DBA ONETRUST HOME LOANS, ITS SUCCESSORS AND  
ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

DEED OF TRUST DATED 7/25/2018, RECORDING INFORMATION: Recorded on 7/26/2018, as Instrument No.  
2018-0018274 in Book 5750 Page 129

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 8 BLOCK B, WINDMILL FARMS - PHASE  
5A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN  
CABINET 3, SLIDE 354 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/6/2022, the foreclosure sale will be conducted in  
**Kaufman** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for LAKEVIEW  
LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above  
referenced loan. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing  
the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER  
8950 Cypress Waters Blvd.  
Coppell, TX 75019



Matter No.: 104040-TX

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.

**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 KATHY ARRINGTON, JACK BECKMAN, MICHELLE SCHWARTZ, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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

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

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

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

BY: \_\_\_\_\_  
CLERK

LAURA A. HUGHES  
COUNTY CLERK

2022 JUL 21 AM 8:30

FILED FOR RECORD  
KAUFMAN CO. TEXAS

FILED FOR RECORD  
KAUFMAN CO. TEXAS


2022 JUL 21 AM 8:31

RTS 1258

Our Case No. 22-01369-FC-2

LAURA A. HUGHES  
COUNTY CLERK

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

BY:   
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:**  
AMERIHOME MORTGAGE COMPANY, LLC

**Date of Sale:** SEPTEMBER 6, 2022

**Property County:** KAUFMAN

**Original Trustee:** ROBERT H. WAGNON

**Recorded on:** October 15, 2018  
**As Clerk's File No.:** 2018-0025852  
**Mortgage Servicer:**  
AMERIHOME 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 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, **SEPTEMBER 6, 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 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, July 20 2022

MARINOSCI LAW GROUP, P.C.

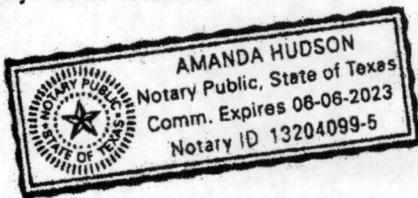
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 20<sup>th</sup> day of July 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: 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

**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: September 06, 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 August 16, 2007 and recorded in Document INSTRUMENT NO. 2007-00020476; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO. 2016-0014905 AND 2020-0006507 real property records of KAUFMAN County, Texas, with RICHARD D FARGUHAR III AND AMBER L FARQUHAR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RICHARD D FARGUHAR III AND AMBER L FARQUHAR, securing the payment of the indebtednesses in the original principal amount of \$205,772.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. M & T 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. M & T BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o M & T BANK  
1 FOUNTAIN PLAZA  
DEFAULT SERVICING, 6TH FLOOR  
BUFFALO, NY 14203



**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 7-28-22 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: 7-28-22

118 STONE DR  
FORNEY, TX 75126

0000009531385

0000009531385

KAUFMAN

**EXHIBIT "A"**

BEING LOT 6, IN BLOCK J, OF SKYLINE ESTATES PHASE III, AN ADDITION TO CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET 2, ENVELOPE 611, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 JUL 28 PM 12:53  
LAURA A. HUGHES  
COUNTY CLERK  
BY: \_\_\_\_\_  
DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**KAUFMAN County**

**Deed of Trust Dated:** February 24, 2017

**Amount:** \$171,830.00

**Grantor(s):** GARY FRANKS and REBEKKAH FRANKS

**Original Mortgagee:** SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

**Current Mortgagee:** SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

**Mortgagee Address:** SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** , Page

**Legal Description:** BEING LOT 4, IN BLOCK C, OF BROOKVILLE ESTATES PHASE 1, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 544, OF THE MAP RECORDS OF KAUFMAN COUNTY, TEXAS.

WHEREAS GARY FRANKS is deceased.

**Date of Sale:** September 6, 2022 between the hours of 10:00 AM and 1:00 PM.

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

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

BOB DICKERSON OR MATTHEW HANSEN, BRUCE MILLER, CRAIG MUIRHEAD, WENDY LAMBERT, AARON PARKER, TERRY WATERS, SHAWN SCHILLER, CARY CORENBLUM, JOSHUA SANDERS, ANGIE USELTON, AURORA CAMPOS, DANA KAMIN, LISA BRUNO, MERYL OLSEN, CINDY DANIEL, JIM O'BRYANT, RANDY DANIEL, THOMAS LESTER, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, GUY WIGGS, KATHY ARRINGTON, JACK BECKMAN OR MICHELLE SCHWARTZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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

Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-002733

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

c/o ServiceLink Auction \* Powered by Hudson & Marshall, LLC  
3220 El Camino Real 1st Floor  
Irvine, CA 92602

DEPUTY  
BY:   
LAURA A. HUGHES  
COUNTY CLERK

2022 JUL 21 AM 10:37

FILED FOR RECORD  
KAUFMAN CO. TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**KAUFMAN County**

**Deed of Trust Dated:** September 18, 2020

**Amount:** \$429,660.00

**Grantor(s):** ASHLEY P. LIVINGSTON and KINSEY L. WILLIAMS

**Original Mortgagee:** CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

**Current Mortgagee:** CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

**Mortgagee Address:** CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 2020-0028852

**Legal Description:** BEING LOT 1, WALDRUM ADDITION, PHASE 1, AN ADDITION TO THE CITY OF COMBINE, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 2, ENVELOPE 321, PLAT RECORDS, KAUFMAN COUNTY, TEXAS

**Date of Sale:** September 6, 2022 between the hours of 10:00 AM and 1:00 PM.

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

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

BOB DICKERSON OR MATTHEW HANSEN, BRUCE MILLER, CRAIG MUIRHEAD, WENDY LAMBERT, AARON PARKER, TERRY WATERS, SHAWN SCHILLER, CARY CORENBLUM, JOSHUA SANDERS, ANGIE USELTON, AURORA CAMPOS, DANA KAMIN, LISA BRUNO, MERYL OLSEN, CINDY DANIEL, JIM O'BRYANT, RANDY DANIEL, THOMAS LESTER, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, GUY WIGGS, KATHY ARRINGTON, JACK BECKMAN OR MICHELLE SCHWARTZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2022-000349

Printed Name: Randy Daniel

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254

DEPUTY  
BY:   
LAURA A. HUGHES  
COUNTY CLERK  
2022 JUL 21 AM 10:38  
FILED FOR RECORD  
KAUFMAN CO. TEXAS

22-046922

### Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> April 27, 2018	<b>Original Mortgagor/Grantor:</b> BRYAN R BELL AND NINA BELL
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUILD MORTGAGE COMPANY., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC.
<b>Recorded in:</b> <b>Volume:</b> 5660 <b>Page:</b> 406 <b>Instrument No:</b> 2018-0010187	<b>Property County:</b> KAUFMAN
<b>Mortgage Servicer:</b> LoanCare, LLC	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, Virginia 23452

\* 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.

**Secures:**Note in the original principal amount of \$116,400.00, executed by BRYAN R BELL; NINA BELL and payable to the order of Lender.

**Property Address/Mailing Address:** 11474 FM 3094, SCURRY, TX 75158

**Legal Description of Property to be Sold:** BEING A TRACT OF LAND SITUATED IN THE MARIA DOLORES SOTO 26 LABOR SURVEY, ABSTRACT NUMBER 455, KAUFMAN COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO BANK OF AMERICA, BY DEED RECORDED IN DOCUMENT NUMBER 2018-0000983, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE NORTH CORNER OF THAT TRACT OF LAND CONVEYED TO SHELBY JANICEK AND ALBERTO LOPEZ, BY DEED RECORDED IN DOCUMENT NUMBER 2013-0001723, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND BEING IN THE SOUTHEAST LINE OF F.M. NO. 3094 (PUBLIC RIGHT OF WAY); THENCE NORTH 29 DEGREES 03 MINUTES 15 SECONDS EAST, ALONG THE SAID SOUTHEAST LINE OF F.M. NO. 3094, A DISTANCE OF 200.00 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE WEST CORNER OF THAT TRACT OF LAND CONVEYED TO JACKIE BROWN, BY DEED RECORDED IN DOCUMENT NUMBER 2011-0000951, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;  
THENCE SOUTH 74 DEGREES 37 MINUTES 58 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BROWN TRACT, PASSING AT A DISTANCE OF 154.85 FEET TO A POST FOUND ON LINE FOR REFERENCE, CONTINUING AT A TOTAL DISTANCE OF 173.31 FEET TO A POINT FOR CORNER, SAID CORNER BEING IN THE APPROXIMATE CENTER LINE OF WILLIS LANE (PUBLIC RIGHT-OF-WAY) AND THE SOUTHEAST CORNER OF SAID BROWN TRACT AND BEING ALONG THE NORTHWEST LINE OF THAT TRACT OF LAND CONVEYED TO JOHN D. WHITWORTH, IDA MARIE DURDEN, BY DEED RECORDED IN BOOK 1214, PAGE 204, DEED RECORDS, KAUFMAN COUNTY, TEXAS;  
THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID WHITWORTH/DURDEN TRACT, A DISTANCE OF 200.00 FEET TO A POINT FOR CORNER, SAID



CORNER BEING IN THE APPROXIMATE CENTER LINE OF SAID WILLIS LANE AND THE NORTHEAST CORNER OF AFORESAID JANICEK/LOPEZ TRACT;  
THENCE NORTH 74 DEGREES 56 MINUTES 23 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOPEZ TRACT,  
PASSING  
AT A DISTANCE OF 18.45 FEET TO A 3/8 INCH IRON ROD FOUND ON LINE FOR REFERENCE,  
CONTINUING AT A TOTAL DISTANCE OF 273.62 FEET TO THE POINT OF BEGINNING AND  
CONTAINING 43,261 SQUARE FEET OR 0.99 ACRES OF LAND.

<b>Date of Sale:</b> September 06, 2022	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** Kaufman County Courthouse, 100 W. Mulberry Street, Kaufman, TX 75142 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

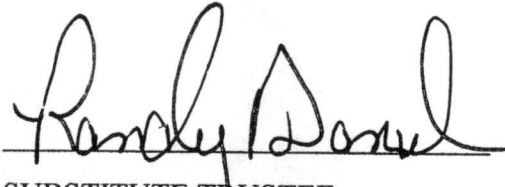
**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC.*, the owner and holder of the Note, has requested Bob Dickerson, Aaron 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 whose address is 1 Mauchly Irvine, CA 92618 or Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 whose address is 1 Mauchly Irvine, CA 92618 or Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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 whose address is 1 Mauchly Irvine, CA 92618 or Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

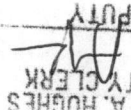
**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



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 OR Randy Daniel or Cindy Daniel or Jim O'Bryant, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 JUL 21 AM 10:37  
LAURA A. HUGHES  
COUNTY CLERK  
BY:   
DEPUTY

## NOTICE OF TRUSTEES SALE

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

DATE: July 27, 2022

### DEED OF TRUST:

DATE: February 1, 2015  
GRANTOR GERARDO ROJAS-RODRIGUEZ  
TRUSTEE: ELVA L CARREON-TIJERINA  
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
COUNTY WHERE PROPERTY IS LOCATED: Kaufman  
RECORDED IN: Document # 2015-0003327 of the Real Property Records of Kaufman County, Texas.  
PROPERTY: LOT(S) ONE-HUNDRED ONE (101), OF THE KOYAL ESTATES, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 306, PLAT RECORDS, KAUFMAN COUNTY, TEXAS. (PIDN 52415)

### NOTE:

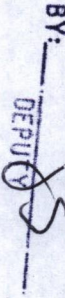
DATE: February 1, 2015  
AMOUNT: Thirty Seven Thousand Three Hundred Fifty Dollars and No Cents ( \$ 37,350.00 )  
MAKER: GERARDO ROJAS-RODRIGUEZ  
PAYEE: VILLA BLANCA PROPERTIES, LLC.  
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.  
PO BOX 14567  
HUMBLE, TX 77347

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

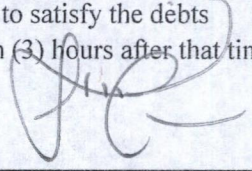
DATE OF SALE OF PROPERTY: Tuesday, SEPTEMBER 6th, 2022

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

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

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2022 AUG -2 PM 4: 02  
LAURA A. HUGHES  
COUNTY CLERK  
BY:  DEPUTY

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

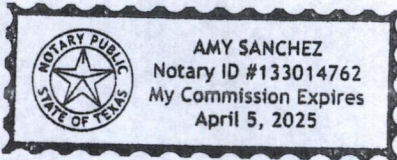


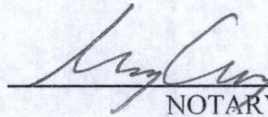
ELVA L CARREON-TIJERINA

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on July 27, 2022



  
NOTARY PUBLIC  
STATE OF TEXAS  
Amy Sanchez  
04/05/25

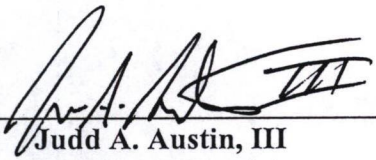
After recording return to:  
ELVA L CARREON-TIJERINA  
PO BOX 14567  
HUMBLE, TX 77347



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

SIGNED: August 9, 2022.

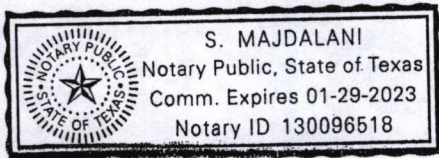
WINNERS CIRCLE HOMEOWNERS ASSOCIATION, INC.

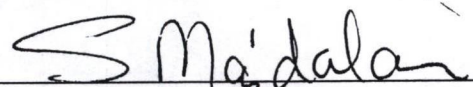
By:   
Judd A. Austin, III  
Its: Duly Authorized Agent

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 Winners Circle Homeowners 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 August 9, 2022.



  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

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

**EXHIBIT "A"**

**Being Lot 340, WINNERS CIRCLE Phase Three, an Addition in Kaufman County, Texas, according to the Plat recorded in Cabinet 2, Envelope 504, Plat Records, Kaufman County, Texas (the "Property").**

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Mattie J Cox	Deed of Trust Date	January 21, 2009
Original Mortgagee	Bank of American, N.A., a National Banking Association	Original Principal	\$94,500.00
Recording Information	Instrument #: 2009-00004939 in Kaufman County, Texas	Original Trustee	Gary J. Sommerfelt
Property Address	204 Midland St., Rosser, TX 75157	Property County	Kaufman

## MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1 Mortgage Way, Mt. Laurel, NJ 08054

## SALE INFORMATION:

Date of Sale	09/06/2022
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The front steps of the Courthouse County Courthouse in Kaufman County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Kaufman County Commissioner's Court.
Substitute Trustees	Bob Dickerson, Aaron Parker, Terry Waters, Bruce Miller, Craig Muirhead, Wendy Lambert, Thomas Lester, Shawn Schiller, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com, Randy Daniel, Cindy Daniel, Jim O'Bryant, Brenda Wiggs, Denise Boerner, David Stockman, Donna Stockman, Michelle Schwartz, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

## PROPERTY INFORMATION:

**Legal Description as per the Deed of Trust:**  
**LOT 123 AND 124, BLOCK C, IN THE ORIGINAL TOWN OF ROSSER, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 538, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.**

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

# NOTICE OF TRUSTEE'S SALE

are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**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.**

**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.**

Dated August 5, 2022.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

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

2022 AUG 11 AM 8:13

FILED FOR RECORD  
KAUFMAN CO TEXAS

Return to: **TAHERZADEH, PLLC**  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

A

FILED FOR RECORD  
KAUFMAN CO TEXAS

2022 AUG 15 PM 4:19

Laura A. Hughes  
COUNTY CLERK

BY:   
DEPUTY

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, LATAYA D. FORWARD, AN UNMARRIED WOMAN** delivered that one certain Deed of Trust dated AUGUST 29, 2019, which is recorded in INSTRUMENT NO. 2019-0021376 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 \$276,892.00 payable to the order of GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

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

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

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

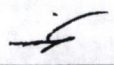
**NOTICE IS HEREBY GIVEN that on Tuesday, SEPTEMBER 6, 2022, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:**

**LOT 21, BLOCK II, OF AMENDING PLAT MINOR DEVONSHIRE PHASE 2B, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, PAGE 291, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.**

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

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

Dated: AUGUST 15, 2022.

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

FILE NO.: GMG-2677  
PROPERTY: 988 CANTERBURY LN  
FDRNEY, TEXAS 75126

ESTATE OF LATAYA D. FORWARD

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3088  
Fax: (972) 394-1263

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
   §  
COUNTY OF KAUFMAN           §

WHEREAS, on or about June 8, 2021, 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 Teirra Perry, the present owner of said real property, to RROC Homeowners Association (the "Association"); and

WHEREAS, the said Teirra Perry has continued to default in the payment of her 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, September 6, 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 14, Block C, of River Ridge Addition - Phase 1, an addition to the City of Crandall, Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 2, Envelope 420, Plat Records, Kaufman County, Texas (127 Rio Grande Drive)

WITNESS my hand this 1 day of August, 2022

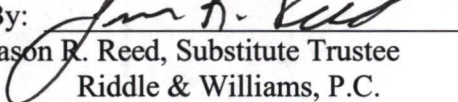
FILED FOR RECORD  
KAUFMAN CO. TEXAS

2022 AUG 16 AM 10:56

LAURA A. HUGHES  
COUNTY CLERK

BY: \_\_\_\_\_  
DEPUTY

RROC HOMEOWNERS ASSOCIATION

By:   
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 ASSESSMENT LIEN SALE**

STATE OF TEXAS                    §  
  §  
COUNTY OF KAUFMAN           §

WHEREAS, on or about February 26, 2020, 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 Bobby L. Jarmon and Denise D. Jarmon, the present owners of said real property, to The Villages of Fox Hollow Homeowners' Association, Inc. (the "Association"); and

WHEREAS, the said Bobby L. Jarmon and Denise D. Jarmon 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;

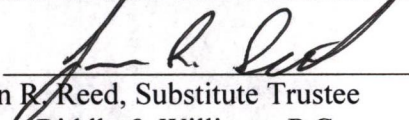
NOW, THEREFORE, notice is hereby given that on **Tuesday, September 6, 2022, between 10 o'clock a.m. and 4 o'clock p.m.**, the Association will sell said real estate at the front steps of the Court House by the statue, Kaufman County, Texas, to the highest bidder for cash, subject to all superior liens 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 14, Block T, The Villages of Fox Hollow - Phase 4, an addition to the City of Forney, Kaufman County, Texas, according to the map or plat thereof recorded in Cabinet 3, Sleeve 34, Plat Records of Kaufman County, Texas (404 Sanger Street)

WITNESS my hand this 15 day of August, 2022

THE VILLAGES OF FOX HOLLOW  
HOMEOWNERS' ASSOCIATION, INC.

By:   
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.

\_\_\_\_\_

FILED FOR RECORD  
KAUFMAN COUNTY  
TEXAS

2022 JAN 11 AM 9:15

RHONDA HUGHEY  
DISTRICT CLERK  
BY BT DEPUTY

CAUSE NO. 109415-422

IN RE: ORDER FOR FORECLOSURE  
CONCERNING

404 Sanger Street  
Forney, TX 75126

UNDER TEX. R. CIV. PROC. 736

AND BOBBY L. JARMON AND DENISE  
D. JARMON

§  
§  
§  
§  
§  
§  
§

IN THE DISTRICT COURT OF  
KAUFMAN COUNTY, TEXAS  
422ND JUDICIAL DISTRICT

ORDER FOR FORECLOSURE

On October 25, 2021, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action was presented to the Court. The Villages of Fox Hollow Homeowners' Association, Inc. (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 404 Sanger Street, Forney, Texas 75126, and further described as follows:

Lot 14, Block T, The Villages of Fox Hollow - Phase 4, an addition to the City of Forney, Kaufman County, Texas, according to the map or plat thereof recorded in Cabinet 3, Sleeve 34, Plat Records of Kaufman County, Texas (404 Sanger Street) (hereinafter the "Property").

The Court finds that the Association's Application for Foreclosure complies with Rule 736.1 of the Tex. R. Civ. Proc. and was properly served in accordance with Rule 736.4 of the Tex. R. Civ. Proc. The Court further finds that Respondents have not previously filed a response, and the return of service has been on file with the clerk of the Court for at least 10 days before the date of this Order. The Court finds that the name and last known address of each respondent is as follows:

Bobby L. Jarmon  
404 Sanger Street  
Forney, Texas 75126

Denise D. Jarmon  
404 Sanger Street  
Forney, Texas 75126

Pursuant to Rule 736.7 of the Tex. R. Civ. Proc., all facts alleged in the Application for Foreclosure and supported by the affidavit of material facts constitute prima facie evidence of the truth of the matters alleged. The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration of Covenants, Conditions and Restrictions for The Villages of Fox Hollow (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondents' acquisition of the Property, Respondents agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article III of the Declaration.
5. Article III, Section 3.8 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article III, Section 3.10 of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondents' ownership, Respondents have been assessed

maintenance fees in a non-discriminatory manner based on Respondent's ownership of the Property.

8. Article III, Section 3.10 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of August 20, 2021, Respondents are 32 months in default in his/her obligations to the Association for a total of Two Thousand and Ninety Dollars and Ninety Four Cents (\$2,090.94).
10. Respondents have been notified of the amounts due and unpaid attributed to Respondents' failure to pay the assessments and other charges by notice letter dated July 12, 2019.
11. A Notice of Lien was filed on or about February 26, 2020 at Instrument No. 2020-0005259 in the office of the County Clerk of KAUFMAN, Texas, and Respondents were notified of same by letter dated February 26, 2020.
12. The Association afforded Respondents thirty (30) days to cure the default pursuant to the February 26, 2020 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

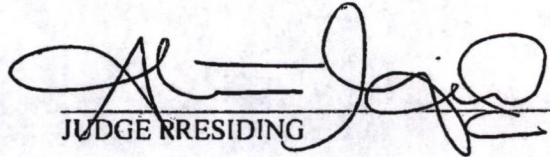
**THE COURT THEREFORE GRANTS** the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

**IT IS THEREFORE ORDERED** that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

**IT IS FURTHER ORDERED** that the Association shall send Respondents a copy of this Order with the notice of foreclosure sale sent to Respondents; and

**IT IS FURTHER ORDERED** that the Association may communicate with Respondents and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON 11/11/22

  
JUDGE RRESIDING

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2022 AUG 16 AM 10:56

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