

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/6/2015

Grantor(s)/Mortgagor(s):
JOE HEDGEMON, A MARRIED MAN AND VANESSA HEDGEMON, HIS WIFE

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

Current Beneficiary/Mortgagee:
Guild Mortgage Company LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2015-0021533

Property County:
KAUFMAN

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

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

Legal Description: LOT 34, BLOCK M, OF HONEYSUCKLE MEADOWS, WINDMILL FARMS PHASE 3A-SECTION 3, A SUBDIVISION OF KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 682 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Date of Sale: 3/7/2023

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

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

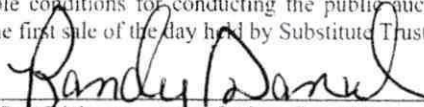
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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


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

FILED FOR PUBLIC RECORD
KAUFMAN COUNTY, TEXAS
2022 DEC 15 AM 10:36
COURT CLERK

MH File Number: TX-22-95080-POS
Loan Type: FHA

EXHIBIT A

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

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

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

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

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

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

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

NOTICE OF [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: March 07, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 07, 2016 and recorded in Document CLERK'S FILE NO. 2016-0020588 (VOLUME 5164, PAGE 511) real property records of KAUFMAN County, Texas, with MARY HAIRSTON AND DAMON HAIRSTON, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARY HAIRSTON AND DAMON HAIRSTON, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$314,204.00, 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. FLAGSTAR BANK, N.A, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, N.A
5151 CORPORATE DRIVE
TROY, MI 48098

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN -5 AM 11:02
BY: LAURA A. HUGHES
COUNTY CLERK
DEPUTY



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BOB DICKERSON, AARON PARKER, TERRY WATERS, BRUCE MILLER, CRAIG MUIRHEAD, WENDY LAMBERT, THOMAS LESTER, SHAWN SCHILLER, CARY CORENBLUM, JOSHUA SANDERS, MATTHEW HANSEN, ANGIE USELTON, AURORA CAMPOS, DANA KAMIN, LISA BRUNO, MERYL OLSEN, AUCTION.COM, JUDITH A. FRAPPIER, ROBERT FORSTER, OR JEFFREY FLEMING whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-5-23 I filed at the office of the KAUFMAN County Clerk and caused to be posted at the KAUFMAN County courthouse this notice of sale.

Declarants Name: Michelle Pangle
Date: 1-5-23

1317 SANDPIPER DR
FORNEY, TX 75126

00000009683673

00000009683673

KAUFMAN

EXHIBIT "A"

LOT 10 BLOCK 12, OF GRAYHAWK ADDITION PHASE TWO, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OR RECORD IN CABINET 3, SLEEVE 269, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS

NATIONSTAR MORTGAGE LLC (CXE)
HERNANDEZ, EMMANUEL AND MARIA PIEDRA
117 RIO GRANDE DRIVE, CRANDALL, TX 75114

FHA 511-2479828-703
Firm File Number: 22-039244

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 20, 2020, EMMANUEL HERNANDEZ AND MARIA C. PIEDRA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to BAXTER & SCHWARTZ P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER in payment of a debt therein described. The Deed of Trust was filed in the real property records of KAUFMAN COUNTY, TX and is recorded under Clerk's File/Instrument Number 2020-0008359 Volume 6351, Page 422, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on, **Tuesday, March 7, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in KAUFMAN COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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 of Trustee's Sale was posted.

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

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF CRANDALL, COUNTY OF KAUFMAN, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:

LOT 9, BLOCK C, RIVER RIDGE ADDITION - PHASE 1, AN ADDITION TO THE CITY OF CRANDALL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 420, MAP/PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Property Address: 117 RIO GRANDE DRIVE
CRANDALL, TX 75114
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

DEPUTY
LAURA A. HUGHES
COUNTY CLERK
2023 JAN - 5 AM 11:41
KAUFMAN CO. TEXAS
FILED FOR RECORD

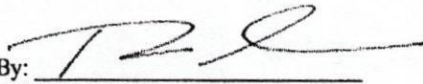
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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

SUBSTITUTE TRUSTEE

Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day January 3, 2023.

By: 

William Jennings
Texas Bar# 24127205
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
wjennings@logs.com
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Nationstar Mortgage LLC

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

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF KAUFMAN

Deed of Trust Date:
February 28, 2017

Property address:
2019 BRENHAM DR
HEARTLAND, TX 75126

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN -5 AM 8:58
BY: LAURA A. HUGHES
COUNTY CLERK
DEPUTY

Grantor(s)/Mortgagor(s):
AMY THOME AND BRAD THOME, WIFE AND
HUSBAND

LEGAL DESCRIPTION: LOT 1, IN BLOCK 16, OF HEARTLAND PARCEL 7A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET 3, SLEEVE 278, MAP/PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

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

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: MARCH 7, 2023

Property County: KAUFMAN

Original Trustee: MICHAEL BURNS, ATTORNEY AT LAW

Recorded on: March 2, 2017
As Clerk's File No.: 2017-0004538
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, 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 Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, 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



4769579

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **MARCH 7, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell 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.


PENNYMAC LOAN SERVICES, 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, December 29, 2022

MARINOSCI LAW GROUP, PC

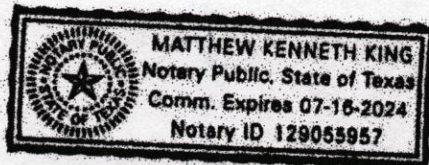
By: 
SAMMY HOODA
MANAGING ATTORNEY


THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Matthew Kenneth King, the undersigned officer, on this, the 29th day of December, 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)




Notary Public for the State of TEXAS

My Commission Expires: 07/16/2024
Matthew Kenneth King
Printed Name and Notary Public

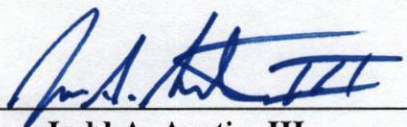
Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 22-07343

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

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: January 11, 2023.

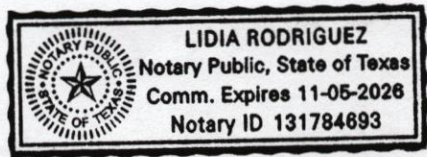
DEVONSHIRE RESIDENTIAL ASSOCIATION

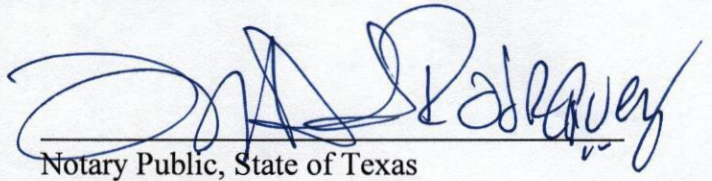
By: 
Judd A. Austin, III
Its: Duly Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

Given under my hand and affirmed seal of office, on January 11, 2023.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

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

EXHIBIT "A"

Being Lot 5, Block QQ of the Final Plat of DEVONSHIRE VILLAGE 2D, an addition to the County of Kaufman, according to the Plat thereof recorded in Cabinet 3, Slide 372, Plat Records, Kaufman County, Texas, (the "Property").

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

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

WHEREAS, Windmill Farms Association, Inc. on April 27, 2021, June 18, 2021, and September 2, 2021, sent notice of default in payment of assessments to **WAYNE SPARKS, JR., an unmarried man**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **WAYNE SPARKS, JR., an unmarried man**, has continued to default in the payment of their indebtedness to Windmill Farms Association, Inc. and the same is now wholly due, and Windmill Farms Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Windmill Farms Association, Inc.

NOW, THEREFORE, notice is hereby given that on **Tuesday, the 7th of March, 2023**, between 10:00 a.m. and 4:00 p.m., Windmill Farms Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Courthouse, 100 West Mulberry, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place not later than three (3) hours thereafter.

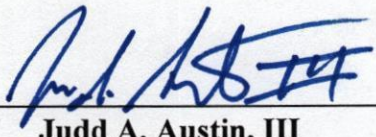
Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active

military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

SIGNED: January 11, 2023.

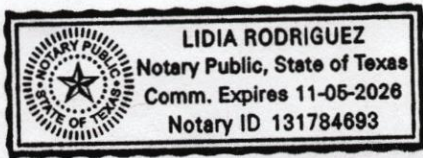
WINDMILL FARMS ASSOCIATION,
INC.

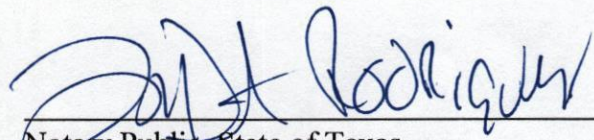
By: 
Judd A. Austin, III
Its: Duly Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

Given under my hand and affirmed seal of office, on January 11, 2023.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

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

H

FILED FOR RE
KAUFMAN CO. TX
2023 JAN 12 AM
LAURA A. HARRIS
COUNTY CLERK
BY: [Signature]
D:\clerk\

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. 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 October 29, 2021 and recorded under Vol. 7297, Page 93, or Clerk's File No. 2021-0044767, in the real property records of KAUFMAN County Texas, with Jennifer Estrada, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Thrive Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jennifer Estrada, an unmarried woman securing payment of the indebtedness in the original principal amount of \$318,032.00 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 Jennifer Estrada. Pennymac Loan Services, 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. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

LOT 18, BLOCK U, WILDCAT RANCH - PHASE 1B, AN ADDITION TO THE COUNTY OF KAUFMAN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 657, MAP AND/OR PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 03/07/2023

Earliest Time Sale Will Begin: 11:00 AM

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

TERMS OF SALE

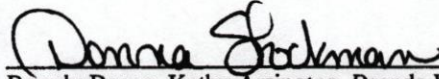
A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds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

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



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

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



Brandy Bacon, Kathy Arrington, Brenda Wiggs, ~~Donna Stockman~~, David Stockman, Bob Dickerson, Bruce Miller, Wendy Lambert, Aaron Parker, Terry Waters, Michelle Schwartz, Logan Thomas, Shawn Schiller, Cary Corenblum, David Ray, Douglas Rodgers, Jeffrey Fleming, Joshua Sanders, Judith A. Frappier, Lauren Christoffel, Michael Harrison, Paul Barrett, Phillip Pierceall, Guy Wiggs, Janet Pinder, Jack Beckman, Jamie Dworsky, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

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#: 22-27852

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN 12 AM 9:08
L AURIA A. HUGHES
COUNTY CLERK
BY: [Signature]
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 12/12/2005, Shaun Harvell and Bethany Harvell, Husband and Wife and Robert Hamilton, A Single Man , as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Eldon J. Youngblood, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for MetMortgage, Ltd., a Texas Limited Partnership , as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$111,388.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for MetMortgage, Ltd., a Texas Limited Partnership , which Deed of Trust is Recorded on 12/21/2005 as Volume 00028279, Book 2788, Page 541, in Kaufman County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot 4, Block Q, of Mustang Creek Phase 2, an addition in Kaufman County, Texas According to the Plat thereof recorded in Cabinet 2, Envelope 469, Plat Records of Kaufman County, Texas.

Commonly known as: **506 WOLF DRIVE FORNEY, 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 **Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **3/7/2023 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 the Courthouse**

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

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.



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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 1/9/2023

WITNESS, my hand this 1/12/23

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Donna Stockman

By: Substitute Trustee(s)
Brandy Bacon, Kathy Arrington, Jack Beckman,
Brenda Wiggs, Guy Wiggs, David Stockman,
Donna Stockman, Janet Pinder, Brandy Bacon,
Michelle Schwartz, Jamie Dworsky
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

15L 88547

22TX373-0867

476 FARR ALTOM RD, COMBINE, TX 75159

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

BEING LOT 2, OF SEVEN C ACRES, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 3, ENVELOPE 365, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated May 28, 2019 and recorded on May 29, 2019 as Instrument Number 2019-0012093 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

Sale Information:

March 07, 2023, at 10:00 AM, or not later than three hours thereafter, at the front steps of the Kaufman County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

The Deed of Trust executed by LISA PHILLIPS AND TONY PHILLIPS secures the repayment of a Note dated May 28, 2019 in the amount of \$304,944.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

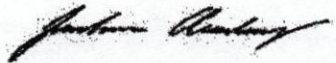
Substitute Trustee:

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

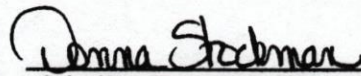
FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN 12 AM 9:08
BY: [Signature] LAURA A. HUGHES
COUNTY CLERK
DEPUTY

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

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



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



Substitute Trustee(s): Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Guy Wiggs, Randy Daniel, Cindy Daniel, Jim O'Bryant, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: March 07, 2023

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 April 09, 2019 and recorded in Document INSTRUMENT NO. 2019-0008000 real property records of KAUFMAN County, Texas, with JORGE DOMINGUEZ AND ROSA DOMINGUEZ, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JORGE DOMINGUEZ AND ROSA DOMINGUEZ, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$310,276.00, 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. FLAGSTAR BANK, N.A, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, N.A
5151 CORPORATE DRIVE
TROY, MI 48098

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN 12 PM 1:53
LAURA A. HUGHES
COUNTY CLERK
BY: [Signature]
DEPUTY



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BOB DICKERSON, AARON PARKER, TERRY WATERS, BRUCE MILLER, CRAIG MUIRHEAD, WENDY LAMBERT, THOMAS LESTER, SHAWN SCHILLER, CARY CORENBLUM, JOSHUA SANDERS, MATTHEW HANSEN, ANGIE USELTON, AURORA CAMPOS, DANA KAMIN, LISA BRUNO, MERYL OLSEN, AUCTION.COM, JUDITH A. FRAPPIER, ROBERT FORSTER, OR JEFFREY FLEMING whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-12-23 I filed at the office of the KAUFMAN County Clerk and caused to be posted at the KAUFMAN County courthouse this notice of sale.

Declarants Name: Michelle Pangle
Date: 1-12-23

248 PENNRIDGE DR
FORNEY, TX 75126

00000009701509

00000009701509

KAUFMAN

EXHIBIT "A"

LOT 28, BLOCK F, EAGLE RIDGE, PHASE 2A, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, PAGE 220, OF THE MAP AND/OR PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

NATIONSTAR MORTGAGE LLC (CXE)
MILLS, MELINDA SCHAEFER
2207 MILAN DRIVE, FORNEY, TX 75126

FHA 511-2566180703
Firm File Number: 22-039330

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 19, 2020, MELINDA SCHAEFER-MILLS AND MARK MILLS, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of KAUFMAN COUNTY, TX and is recorded under Clerk's File/Instrument Number 2020-0016791 Volume 6455, Page 490, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 7, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in KAUFMAN COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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 of Trustee's Sale was posted.

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

LOT 8, BLOCK T, DIAMOND CREEK, PHASE 2, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 663, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

Property Address: 2207 MILAN DRIVE
FORNEY, TX 75126
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN 19 PM 1:52
LAURA A. HUGHES
CLERK
BY: [Signature] DEPUTY

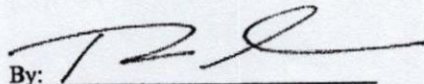
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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

SUBSTITUTE TRUSTEE

Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder,
Brandy Bacon, Michelle Schwartz, Jamie Dworsky
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day January 17, 2023.

By: 

William Jennings
Texas Bar# 24127205
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
wjennings@logs.com
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Nationstar Mortgage LLC

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

KAUFMAN County

Deed of Trust Dated: August 28, 2020

Amount: \$198,341.00

Grantor(s): CEMETRIUS JACKSON

Original Mortgagee: LAND HOME FINANCIAL SERVICES, INC. A CALIFORNIA CORPORATION

Current Mortgagee: LAND HOME FINANCIAL SERVICES, INC.

Mortgagee Address: LAND HOME FINANCIAL SERVICES, INC., 139 FULTON STREET, NEW YORK, NY 10038

Recording Information: Document No. 2020-0028245

Legal Description: LOT 12, BLOCK 13, HEARTLAND TRACT A, PHASE 2A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET 2, PAGE (S) 778, OF THE MAP AND / OR PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Date of Sale: March 7, 2023 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, BRANDY BACON, GUY WIGGS, JACK BECKMAN, KATHY ARRINGTON, JAMIE DWORSKY 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.

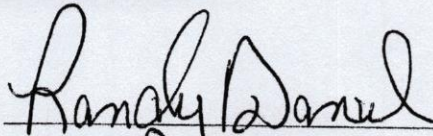
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-005716



Printed Name: Randy Daniel

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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN 19 PM 1:52
LAURA A. HUGHES
COUNTY CLERK
BY: [Signature]
DEPUTY

22-50144
1013 HAMPTON DR, FORNEY, TX 75126

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

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

LOT 11, BLOCK M, AMENDED PLAT OF WINDMILL FARMS, PHASE 1A, 1B & 1C, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET 2, PAGE(S) 213, OF THE MAP AND/OR PLAT RECORDS OF KAUFMAN COUNTY, TEXAS

Security Instrument: Deed of Trust dated June 4, 2014 and recorded on June 6, 2014 at Instrument Number 2014-0009336 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

Sale Information: **March 7, 2023, at 10:00 AM,** or not later than three hours thereafter, at the front steps of the Kaufman County Courthouse, or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by EUNICE CANTU AND ALBERT CANTU JR. secures the repayment of a Note dated June 4, 2014 in the amount of \$134,518.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

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

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.



4771579

Sally Sherman

De Cubas, Lewis & Schwartz, P.C.
Sally Sherman, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Donna Stockman

Substitute Trustee(s): Logan Thomas, Bob Dickerson,
Phillip Pierceall, Aaron Parker, Douglas Rodgers,
Terry Waters, Bruce Miller, Travis Kaddatz, Craig
Muirhead, Clay Golden, Wendy Lambert, David Ray,
Shawn Schiller, Cary Corenblum, Joshua Sanders,
Matthew Hansen, Brenda Wiggs, David Stockman,
Donna Stockman, Michelle Schwartz, Jack Beckman,
Kathy Arrington, Guy Wiggs, Janet Pinder Jack
Beckman, Russell Stockman, Randy Daniel, Denise
Boerner, Cindy Daniel, Jim O'Bryant, Ramiro
Cuevas, Ashlee Luna, Kinney Lester, Janet Pinder,
Brandy Bacon, Jamie Dworsky, Stockman
Foreclosure Services Inc. and Auction.com employees
included but not limited to those listed herein.

c/o De Cubas, Lewis & Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting


I, Donna Stockman, declare under penalty of perjury that on the 19 day of
January, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of KAUFMAN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN 19 AM 10:07
LAURA A. HUGHES
COUNTY CLERK
BY: [Signature]
DEPUTY

FILED FOR RECORD
KAUFMAN CO. TEXAS

2023 JAN 20 PM 3:40

LAURAZA HUGHES
COUNTY CLERK

BY: 
DEPUTY

NOTICE OF TRUSTEE'S SALE

Amy Reyes
201 Jurassic Circle
Mabank, TX 75147

WHEREAS, on the 9th day of August, 2016, **AMY REYES**, executed a Deed of Trust conveying to **LARRY TEAGUE**, Trustee, P.O. Box 609, Mabank, Henderson County, Texas 75147, the real estate hereinafter described, to secure **CHEYENNE SALES, INC.**, in the payment of a debt therein described, said Deed of Trust being recorded in Volume 6026, Page 262, in the **DEED OF TRUST** Records of Kaufman County, Texas;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, the 7th day of MARCH, 2023** the foreclosure sale will be conducted in **KAUFMAN** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 a.m. o'clock and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

LOT NO. ONE HUNDRED SEVENTY TWO (172) of NORTH PARK CENTER, SECTION V, a subdivision of Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 2, Envelope 246, of the Plat Records of Kaufman County, Texas.

Signed this 20th of January, 2023.



LARRY TEAGUE, Trustee

COPY

NOTICE OF TRUSTEE SALE

“Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active duty including active military duty 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.”

Date: January 19, 2023

CONTRACT FOR DEED

DATE: October 18, 2017
GRANTOR: Armando A. Mercado and Aede Montenegro
GRANTOR’S ADDRESS: Armando A. Mercado and Aede Montenegro
2288 Sonesh Circle
Kaufman, TX 75142
SELLER: Landco Investments, Inc.
COUNTY WHERE PROPERTY IS LOCATED: Kaufman
PROPERTY: Lot 13, Mayfair Estates, Kaufman County, Texas
HOLDER: Landco Investments, Inc.
PO Box 490069
Key Biscayne, Florida 33149
TRUSTEE: Robert J. Rockett or Rebecca Martinez
SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102

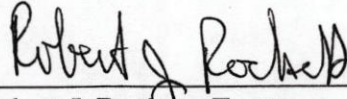
DATE of PROPERTY SALE: (First Tuesday of the Month): **March 7, 2023**

EARLIEST TIME OF SALE OF PROPERTY: **1:00 PM**

PLACE OF PROPERTY SALE: Front steps of the Kaufman County Courthouse, Kaufman, Kaufman County, Texas or if no area is designated the area by the Commissioners Court where sales are to take place.

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

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



Robert J. Rockett, Trustee

Robert J. Rockett
307 West 7th St Ste. 1719
Fort Worth, Texas 76102
817-332-2434

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN 23 PM 1:29
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY

COPY

NOTICE OF TRUSTEE SALE

“Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active duty including active military duty 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.”

Date: January 18, 2023

CONTRACT FOR DEED

DATE: August 21, 2018
GRANTOR: Luis Villafana and Mayra Villafana
GRANTOR’S ADDRESS: Luis Villafana and Mayra Villafana
510 E. Ridgewood
Garland, Texas 75041
SELLER: Dresco Investment, Inc.
COUNTY WHERE PROPERTY IS LOCATED: Kaufman
PROPERTY: Lot 4, of the Manu Farms, Kaufman County, Texas
HOLDER: Dresco Investment, Inc.
PO Box 490069
Key Biscayne, Florida 33149
TRUSTEE: Robert J. Rockett or Rebecca Martinez
SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102

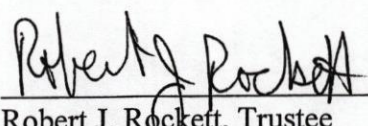
DATE of PROPERTY SALE: (First Tuesday of the Month): **March 7, 2023**

EARLIEST TIME OF SALE OF PROPERTY: **1:00 PM**

PLACE OF PROPERTY SALE: Front steps of the Kaufman County Courthouse, Kaufman, Kaufman County, Texas or if no area is designated the area by the Commissioners Court where sales are to take place.

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

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



Robert J. Rockett, Trustee

Robert J. Rockett
307 West 7th St Ste. 1719
Fort Worth, Texas 76102
817-332-2434

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN 23 PM 1:29
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY

NOTICE OF TRUSTEE SALE

COPY

“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 duty including active military duty 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.”

Date: January 18, 2023

CONTRACT FOR DEED

DATE: January 14, 2018

GRANTOR: Jose Sanchez

GRANTOR’S ADDRESS: Jose Sanchez
1687 CR 141
Kaufman, TX 75142

SELLER: Dresco Investment, Inc.

COUNTY WHERE PROPERTY IS LOCATED: Kaufman

PROPERTY: Lot Tract 8, Kaveen Farms, Kaufman County, Texas

HOLDER: Dresco Investment, Inc.
PO Box 490069
Key Biscayne, Florida 33149

TRUSTEE: Robert J. Rockett or Rebecca Martinez

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

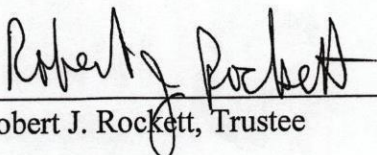
DATE of PROPERTY SALE: (First Tuesday of the Month): March 7, 2023

EARLIEST TIME OF SALE OF PROPERTY: 1:00 PM

PLACE OF PROPERTY SALE: Front steps of the Kaufman County Courthouse, Kaufman, Kaufman County, Texas or if no area is designated the area by the Commissioners Court where sales are to take place.

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

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



Robert J. Rockett, Trustee

Robert J. Rockett
307 West 7th St Ste. 1719
Fort Worth, Texas 76102
817-332-2434

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN 23 PM 1:29
LAURA A. HUGHES
COUNTY CLERK
BY: _____ DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

WHEREAS, on August 3, 2021, a Notice of Lien was filed in the Deed Records of Kaufman County, Texas, instrument #2021-0030901, covering the real property herein described concerning default in the payment of the indebtedness owing by **PAKEITHA HUGHES** the present owner(s) of said real property, to Vintage Meadows Residential Community, Inc. (the "Association"); and

WHEREAS, the said **PAKEITHA HUGHES** has/have continued to default in the payment of its/his/her/their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent/trustee, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

WHEREAS, on September 15, 2022 the 422nd Judicial District Court of Kaufman County, Texas issued its Order On Application For Expedited Order For Foreclosure Of Lien Listed in Tex. R. Civ. P. 736 in Cause No. 110875-422 (attached); and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **March 7, 2023**, between 10 o'clock a.m. and 4 o'clock p.m., and beginning not earlier than 12:00 o'clock noon or not later than three hours thereafter. The Trustee will sell the property by public auction to the highest bidder for cash subject to at the place and date specified and be subjected to all superior liens and encumbrances of record. THE SALE WILL BE CONDUCTED AT THE ENTRANCE STAIRS OF THE KAUFMAN COUNTY COURTHOUSE, 1902 US HIGHWAY 175, KAUFMAN, TX 75142, OR 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.

Said real estate is described as follows: **BEING LOT 30, BLOCK "M", OF VINTAGE MEADOWS ADDITION, PHASE 3, AN ADDITION TO THE COUNTY OF KAUFMAN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER CLERK'S DOCUMENT NO. 2017-0027887, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS AND CABINET 3, SLIDE 369, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS**, commonly known by the address 3305 Emerson, Forney, TX 75126; and

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 this 18th day of January, 2023.

VINTAGE MEADOWS RESIDENTIAL COMMUNITY, INC.

By: Victor Bosnich
Victor Bosnich
5204 Village Creek, Suite 202, Plano, TX 75093

STATE OF TEXAS

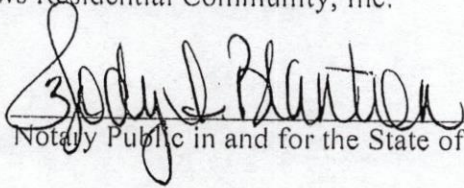
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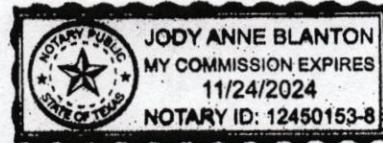
COUNTY OF COLLIN

§


§

This instrument was acknowledged before me on this 18th day of January 2023, by Victor Bosnich, its duly authorized agent, on behalf of Vintage Meadows Residential Community, Inc.


Notary Public in and for the State of Texas



The within notice was posted by me on the ____ day of January, 2023, at the Kaufman County Courthouse in Kaufman, Texas.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN 25 AM 9:48
BY: 
LARISA A. HIGGINS
CLERK
DEPUTY

NO. 110875-422

FILED FOR RECORD
KAUFMAN COUNTY
TEXAS

2022 SEP 15 PM 1:50

IN RE: ORDER FOR FORECLOSURE
CONCERNING:

3305 EMERSON ROAD,
FORNEY, TEXAS 75126

UNDER TEX. R. CIV. P. 736

§
§
§
§
§
§

IN THE DISTRICT COURT
THOMAS RUGHEY
DISTRICT CLERK

BY EC DEPUTY

422nd JUDICIAL DISTRICT

KAUFMAN COUNTY, TEXAS

**ORDER ON APPLICATION FOR EXPEDITED ORDER FOR
FORECLOSURE OF LIEN LISTED IN TEX. R. CIV. P. 736**

On this date came to be heard Petitioner's Application for Expedited Order for Foreclosure of Lien Listed in Tex. R. Civ. P. 736.

Petitioner seeks to foreclose an assessment lien against the following property located in Tarrant County, Texas: Lot 30, Block M of Vintage Meadows Addition, Phase 3, an addition to the County of Kaufman, Texas according to the map or plat thereof recorded under clerk's document number 2017-0027887, Official Public Records of Kaufman County, Texas and in Cabinet 3, Slide 369 of the Plat Records of Kaufman County, Texas. also known by its municipal address of 3305 Emerson Road, Forney, Texas 75126 ("*Property*").

Petitioner is Vintage Meadows Residential Community, Inc., a homeowners' association vested with the power to enforce the lien against the Property and authority to pursue the foreclosure of the Property.

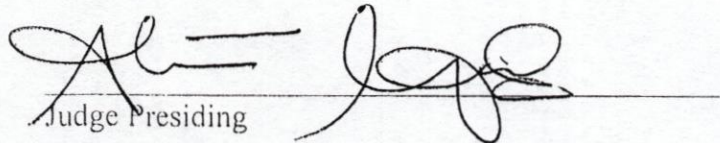
Respondent is Pakeitha Hughes, and Respondent is the person obligated to pay the lien which Petitioner seeks to foreclose and who has a current ownership interest in the Property. Respondent's last known address is 3305 Emerson Road, Forney, Texas 75126. Respondent has been served with process and has wholly made default.

The type of lien sought to be foreclosed is a property owner's assessment lien under §209.0091, §209.0092; *Texas Property Code* to be foreclosed under *Tex. R. Civ. P. 735.1(c)*.

The recording information of the lien sought to be foreclosed is a lien notice recorded in the Official Public Records of Kaufman County, Texas under Kaufman County Clerk's instrument number 2021-0030901.

Petitioner is entitled and granted authority to proceed with foreclosure of its lien against the Property in accordance with applicable law and the terms of the lien.

SIGNED this 15th day of September, 2022.


Judge Presiding

Attorney for Applicant:
Kevin W. Green
Email: kgreen@kwglaw.com

c:\Clients\Veracity\Vintage Meadows\Hughes\Order

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN 25 AM 10:00
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: March 07, 2023

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

Place: THE FRONT STEPS OF THE KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 29, 2018 and recorded in Document CLERK'S FILE NO 2018-0027569 real property records of KAUFMAN County, Texas, with NAARTUB GUERRERO JR AND ERIKA GUERRERO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by NAARTUB GUERRERO JR AND ERIKA GUERRERO, securing the payment of the indebtednesses in the original principal amount of \$167,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SWBC MORTGAGE CORPORATION 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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 KATHY ARRINGTON, JACK BECKMAN, MICHELLE SCHWARTZ, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, BRANDY BACON OR JAMIE DWORSKY 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 Brandon Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1/26/23 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: Brandon Pangle

Date: 1/26/23

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE E. HIGDON SURVEY, A-197, KAUFMAN COUNTY, TEXAS BEING DESCRIBED AS PART OF LOTS 3 AND 4 OF HILLTOP ACRES, AN UNRECORDED SUBDIVISION, BEING MORE PARTICULARLY AS ALL OF A CALLED 0.50 ACRE TRACT OF LAND DESCRIBED IN DEED OF THE STEVEN'S FAMILY TRUST RECORDED IN DOCUMENT NO. 2013-0020225 OF THE OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS (OPRKCT). SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE EAST CORNER OF THE ABOVE STEVEN'S FAMILY TRUST 0.50 ACRE TRACT, THE SOUTHWEST LINE OF BREELAND DRIVE, THE NORTH CORNER OF THE DANIEL H. AND SHELLY DEGARMO 0.5 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 4422, PAGE 77 OF THE OPRKCT. BEING THE EAST CORNER OF THIS TRACT;

THENCE, S 42 DEGREES 30' 01" W, 178.43 FEET ALONG THE COMMONLINE OF THE DEGARMO 0.5 ACRE TRAT AND THIS TRACT TO A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF THE STEVEN'S FAMILY TRUST 0.50 ACRE TRACT, THE NORTHEAST LINE OF THE DANNY AND RUTH ANDREWS 1.3631 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 759, PAGE 416 OF THE DEED RECORDS, KAUFMAN COUNTY, TEXAS BEING THE SOUTH CORNER OF THIS TRACT;

THENCE N 47 DEGREES 00' 09" W, 84.55 FEET ALONG THE COMMON LINE ANDREW 1.3631 ACRE TRACT AND THIS TRACT TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF THE STEVEN'S FAMILY TRUST 0.50 ACRE TRACT THE EAST LINE OF THE DONNA K. SCOTT 0.9183 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 5109, PAGE 377, OF THE OPRKCT, BEING THE WEST CORNER OF THIS TRACT;

THENCE, N 19 DEGRESS 16' 59: E, ALONG THE COMMON LINE OF THE SCOTT 0.9183 ACRE TRACT AND THIS TRACT PASSING THE SOUTH CORNER OF THE MIKE ROBERTS AS SHOWN IN CAD FILENO. 26720 AN CONTINUING A TOTAL DISTANCE OF 193.82 FEE TO A 1/2" IRON ROD SET WITH A PLASTIC CAP LABELED #4207 IN THE SOUTHWEST LINE OF BREELAND DRIVE, BEING THE NORTH CORNER OF THE STEVEN'S FAMILY TRUST 0.50 ACRE TRACT AND THIS TRACT;

THENCE, S 47 DEGREES 21' 00" E, 160.95 FEE ALONG THE SOUTHWEST LINE OF BREELAND DRIVE TO THE POING OF BEGINNING AND CONTAINING 0.50 ACRES OF LAND MORE OR LESS.

DEPUTY
BY: SA
LAURA A HUGHES
COUNTY CLERK
FILED FOR RECORD
KAUFMAN CO TEXAS
2023 JAN 26 AM 7:57

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: **May 15, 1986**

Grantor(s): **Joe G. Prox and wife, Gloria D. Prox**

Original Mortgagee: **United States of America, acting through the Farmers Home Administration, United States Department of Agriculture**

Original Principal: **\$37,000.00**

Recording Information: **Book 853, Page 116**

Property County: **Kaufman**

Property: **ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, PART OF BLOCK NO. 7 OF THE ALLEN ADDITION TO SAID CITY OF KAUFMAN AND BEING ALL THAT CERTAIN TRACT CONVEYED TO FLORENCE MOORE BY HAZEL MAYFIELD, ET VIR ON MAY 21, 1946 AND RECORDED IN VOLUME 303, PAGE 441 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A 1/2" IRON ROD FOR CORNER AT THE SOUTHEAST CORNER OF SAID BLOCK NO. 7 AND BEING AT THE INTERSECTION OF THE NORTH LINE OF 1ST NORTH STREET WITH THE WEST LINE OF CABELL STREET; THENCE S 89 DEG. 59 MIN. 59 SEC. W, WITH THE NORTH LINE OF 1ST NORTH STREET, A DISTANCE OF 61.31 FT. TO A 1/2" IRON ROD FOR CORNER; THENCE N 1 DEG. 06 MIN. 21 SEC. W, WITH A CHAINLINK FENCE, A DISTANCE OF 66.67 FT. TO A 1/2" IRON ROD FOR CORNER; THENCE N 89 DEG. 59 MIN. 59 SEC. E, A DISTANCE OF 61.31 FT. TO A 1/2" IRON ROD IN THE WEST LINE OF CABELL STREET; THENCE S 1 DEG. 06 MIN. 21 SEC. E, WITH THE WEST LINE OF CABELL STREET, A DISTANCE OF 66.67 FT. TO THE PLACE OF BEGINNING.**

Property Address: **501 Cabell Street
Kaufman, TX 75142**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **United States Department of Agriculture, Rural Housing Service**
Mortgage Servicer: **USDA Rural Development**

Mortgage Servicer **4300 Goodfellow Blvd.**
Address: **Bldg. 105F, FC 215**
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: **March 7, 2023**
Time of Sale: **10:00 AM or within three hours thereafter.**
Place of Sale: **THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT
1902 US HIGHWAY 175 OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE.**
Substitute Trustee: **Randy Daniel, Cindy Daniel, Jim O`Bryant, or Michael J. Burns, any to act**
Substitute Trustee Address: **546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Randy Daniel, Cindy Daniel, Jim O`Bryant, or Michael J. Burns, any to act, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

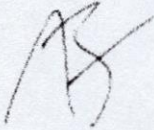
WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

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

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns

CERTIFICATE OF POSTING

My name is _____, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on _____, I filed at the office of the Kaufman County Clerk to be posted at the Kaufman County courthouse this notice of sale.

Declarant's Name: _____

Date: _____

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JAN 26 AM 9:39
LAURA M. HUGHES
COUNTY CLERK
BY: _____

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: March 07, 2023

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 JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175 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 30, 2021 and recorded in Document CLERK'S FILE NO. 2021-0035431 real property records of KAUFMAN County, Texas, with NYASHA MONACLER MADAMOMBE, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by NYASHA MONACLER MADAMOMBE, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$338,015.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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 Brandon Pangla, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1/26/23 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: Brandon Pangla

Date: 1/26/23

2378 NEFF LN
FORNEY, TX 75126-3336

0000009703414

0000009703414

KAUFMAN

EXHIBIT "A"

LOT 19, IN BLOCK A, OF CLEMENTS RANCH 6, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLIDE 622, OF THE MAP OR PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

FILED FOR RECORD
KAUFMAN CO TEXAS
2023 JAN 26 AM 7:57
LAURA A. HUGHES
COUNTY CLERK
BY:  DEPUTY

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT 23, BLOCK 33, HEARTLAND TRACT A, PHASE 3B, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, ENVELOPE 128, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 05/12/2020 and recorded in Book 6417 Page 546 Document 2020-0013676 real property records of Kaufman County, Texas.

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

Date: 03/07/2023

Time: 10:00 AM

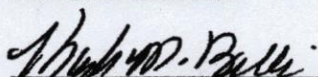
Place: Kaufman County, Texas at the following location: THE FRONT STEPS OF THE KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US Highway 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by COLE JACOB HAMILTON, provides that it secures the payment of the indebtedness in the original principal amount of \$221,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CrossCountry Mortgage, LLC is the current mortgagee of the note and deed of trust and CROSSCOUNTRY MORTGAGE, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is CrossCountry Mortgage, LLC c/o CROSSCOUNTRY MORTGAGE, LLC, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

BY: 
LAURA HUGHES
COUNTY CLERK
DEPUTY

2023 JAN 26 AM 9:41
FILED FOR RECORD
KAUFMAN CO. TEXAS

NOTICE OF TRUSTEE SALE

“Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active duty including active military duty 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.”

Date: January 26, 2023

CONTRACT FOR DEED

DATE: January 14, 2018
GRANTOR: Jose Sanchez
GRANTOR’S ADDRESS: Jose Sanchez
210 N Dwight Ave
Dallas, TX 75211
SELLER: Dresco Investment, Inc.
COUNTY WHERE PROPERTY IS LOCATED: Kaufman
PROPERTY: Lot Tract 8, Kaveen Farms, Kaufman County, Texas
HOLDER: Dresco Investment, Inc.
PO Box 490069
Key Biscayne, Florida 33149
TRUSTEE: Robert J. Rockett or Rebecca Martinez
SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102

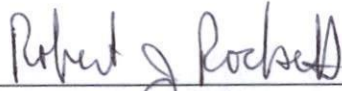
DATE of PROPERTY SALE: (First Tuesday of the Month): **March 7, 2023**

EARLIEST TIME OF SALE OF PROPERTY: **1:00 PM**

PLACE OF PROPERTY SALE: Front steps of the Kaufman County Courthouse, Kaufman, Kaufman County, Texas or if no area is designated the area by the Commissioners Court where sales are to take place.

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

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



Robert J. Rockett, Trustee

Robert J. Rockett
307 West 7th St Ste. 1719
Fort Worth, Texas 76102
817-332-2434

FILED FOR RECORD
KAUFMAN CO TEXAS
2023 FEB -3 AM 10:23
LAURA A. HUGHES
COUNTY CLERK
BY: 
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 103573-TX

Date: January 31, 2023

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: SHAUN M. JAMES AND GENESIS JAMES, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR MID AMERICA MORTGAGE, INC.,
ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LOANCARE, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 11/19/2019, RECORDING INFORMATION: Recorded on 11/22/2019, as Instrument
No. 2019-0029355 in Book 6213 Page 315

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL
OF LAND SITUATED WITHIN THE THOMAS SEITZ SURVEY, ABSTRACT NO. 477, KAUFMAN
COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO CHAD E. HUFF ET UX,
JINNY L. HUFF IN VOLUME 3696, PAGE 377, OFFICIAL PUBLIC RECORDS OF KAUFMAN
COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/7/2023**, 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 LOANCARE, 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:

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



Matter No.: 103573-TX

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 TERRY WATERS, BRUCE MILLER, DAVID RAY, THOMAS LESTER, ASHLEE LUNA, KINNEY LESTER, RAMIRO CUEVAS, CARY CORENBLUM, JOSHUA SANDERS, MATTHEW HANSEN, ANGIE USELTON, AURORA CAMPOS, DANA KAMIN, LISA BRUNO, MERYL OLSEN, JACK BECKMAN, DAVID STOCKMAN, DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, AUCTION.COM, BRENDA WIGGS, GUY WIGGS, 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
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

103573-TX

EXHIBIT 'A'

File No.: KCT-2201700 (PS)
Property: 8464 County Rd. 4076, Scurry, TX 75158

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED WITHIN THE THOMAS SEITZ SURVEY, ABSTRACT NO. 477, KAUFMAN COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND CONVEYED TO CHAD E. HUFF ET UX, JINNY L. HUFF IN VOLUME 3696, PAGE 377, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED STEEL ROD FOUND WITHIN A GRAVEL DRIVE, FOR THE SOUTHEAST CORNER OF SAID TRACT;

THENCE NORTH 89 DEGREES 05 MINUTES 27 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY OF COUNTY ROAD NO. 4076, 459.40 FEET TO A 1/2 INCH STEEL ROD SET AND CAPPED "VOGT 5248" FOR CORNER;

THENCE NORTH 00 DEGREES 37 MINUTES 59 SECONDS EAST, 1902.59 FEET TO A 1/2 INCH STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 88 DEGREES 11 MINUTES 14 SECONDS EAST, 458.14 FEET TO A CAPPED STEEL ROD FOUND FOR CORNER;

THENCE SOUTH 00 DEGREES 35 MINUTES 31 SECONDS WEST, 1895.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

A.P.N. 54545

FILED FOR RECORD
KAUFMAN CO TEXAS

2023 FEB -3 AM 10:59

LAURA A. HUGHES
COUNTY CLERK

BY:  DEPUTY

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

Date: January 3, 2023

Deed of Trust:

Date: November 20, 2016

Grantors: Elmer A. Hernandez and Elodia Moran

Beneficiary: L R Land Company Ltd.

Recorded in: Instrument # 2016-0024642, Volume 5206, Page 19, Real Property Records, Kaufman County Texas.

Property (including any improvements): (10.010 acres)

All that certain lot, tract or parcel of land, part of the John Pyle Survey, Abstract No. 372, Kaufman County, Texas, part of that certain called 149.483 acre tract conveyed to LR Land Company, Ltd. By Billy H Burris and Vicki Lynn Dolton, Trustees on March 22, 2015, recorded in Vol. 5002 page 36 of the Deed Records of Kaufman County, Texas and more completely described in attached Survey.

Date of Sale: March 7, 2023

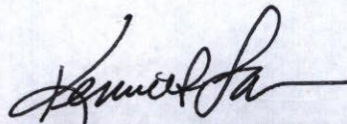
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

Place of sale of Property: Kaufman County Courthouse, Kaufman Texas.
1902 US Highway 175, Kaufman, Texas 75142

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

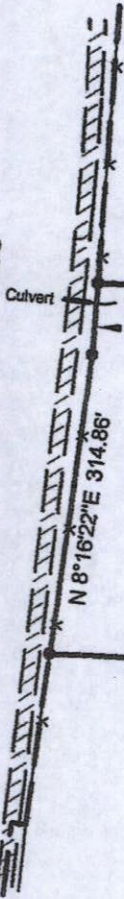
Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

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

County Road No. 4058



Culvert
N 4°39'47"E
73.88'
N 8°16'22"E 314.86'

Call: 149.483 Ac.
Billy H. Burris and Vicki Lynn Dolton, Trustees
-to-
L. R. Land Co., LTD.
March 22, 2016 Vol. 5002 pg. 36

S 87°03'45"E 1111.34'

Tract No. 8
10.010 Ac.

N 87°03'45"W 1143.88'

S 2°47'05"W 2176.80' From the Northerly
Northeast Corner of the 149.483 acre tract.

S 2°47'05"W 387.34'
Directional Control Line

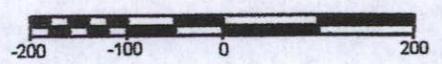
197.928 Ac.
Brendan Webb and Lyssa Webb
Vol. 4778 pg. 589

3/8" $\frac{1}{4}$ rod fnd

**PLAT OF SURVEY
SHOWING
PART OF THE
JOHN PYLE SUR. A - 372
KAUFMAN COUNTY, TEXAS**



"•" Denotes 3/8" iron rod set
unless otherwise noted.



I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that the above plat and companion field notes were prepared from an actual survey made by me on the ground during the month of April, 2016.

STATEWIDE SURVEYING SERVICES
REGISTERED PROFESSIONAL LAND SURVEYORS

GREG SJERVEN, R. P. L. S.
208 N. WASHINGTON

KAUFMAN, TEXAS 75142

METRO PHONE: (972) 962-6481

FAX: (972) 962-6480

TRACT NO. 8
FIELD NOTES FOR L. R. LAND CO., LTD
JOHN PYLE SURVEY, ABSTRACT NO. 372
KAUFMAN COUNTY, TEXAS

All that certain lot, tract or parcel of land, part of the John Pyle Survey, Abstract No. 372, Kaufman County, Texas, part of that certain called 149.483 acre tract conveyed to L. R. Land Co., LTD by Billy H. Burris and Vicki Lynn Dolton, Trustees on March 22, 2015, recorded in Vol. 5002 page 36 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 3/8" Iron rod set in the Northerly East line of the above mentioned 149.483 acre tract, in the Northerly West line of the Brendan Webb and Lyssa Webb 197.928 acre tract and being S 2 deg. 47 min. 05 sec. W-2176.80 ft. from the Northerly Northeast corner of same.

THENCE S 2 deg. 47 min. 05 sec. W, with the Northerly East line of said 149.483 acre tract, a distance of 387.34 ft. to a 3/8" Iron rod found at an ell corner of same and being at the *Northerly Southwest corner of said 197.928 acre tract.*

THENCE N 87 deg. 03 min. 45 sec. W, a distance of 1143.88 ft. to a 3/8" Iron rod set in the East line of County Road No. 4058.

THENCE N 8 deg. 16 min. 22 sec. E, with the East line of County Road No. 4058, a distance of 314.86 ft. to a 3/8" Iron rod set for corner.

THENCE N 4 deg. 39 min. 47 sec. E, continuing with the East line of County Road No. 4058, a distance of 73.88 ft. to a 3/8" Iron rod set for corner.

THENCE S 87 deg. 03 min. 45 sec. E, a distance of 1111.34 ft. to the point of beginning, containing 10.010 acres of land.

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that the above field notes and companion plat were prepared from an actual survey made by me on the ground during the month of April, 2016.

This survey was performed for the benefit of L. R. Land Co., Ltd.
Use of these field notes by any other person or for any other purpose is prohibited and the undersigned is not responsible for any loss resulting therefrom.

GIVEN UNDER MY HAND AND SEAL this the 8th day of April, 2016.

NOTE: FIELD NOTES VOID IF NOT SIGNED IN BLUE.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RTS 23-195
T.S. #: 2022-02685

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

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

Date: 3/7/2023
Time: The earliest time the sale will begin is 10:00 AM
Place: Kaufman County Courthouse, Texas, at the following location: 100 West Mulberry Street, Kaufman, TX 75142 THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot 35, Block A, of The Trails of Chestnut Meadow, Phase 5, an addition to the City of Forney, Kaufman County, Texas, according to the plat thereof recorded in Volume 3, Page 271, Plat Records, Kaufman County, Texas.

Commonly known as: 500 Spruce Trail Forney, TX 75126

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 12/23/2016 and recorded in the office of the County Clerk of Kaufman County, Texas, recorded on 12/29/2016 under County Clerk's File No 2016-0026522, in Book 5226 and Page 287 of the Real Property Records of Kaufman County, Texas.

Grantor(s): LaKeisha DuHart & Wesley DuHart
Original Trustee: Thomas E. Black, Jr.
Substitute Trustee: Auction.com, Randy Daniel, Cindy Daniel, Jim OBryant, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, 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, Brandy Bacon, Jamie Dworsky, Nestor Trustee Services, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Embrace Home Loans, Inc., its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

T.S. #: 2022-02685

authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee 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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

Pursuant to the Deed of Trust, the 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$353,796.00, executed by LaKeisha DuHart & Wesley DuHart, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Embrace Home Loans, Inc., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

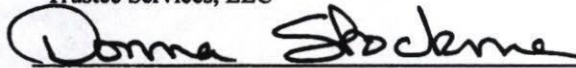
Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2022-02685

Dated: **FEB 09 2023**

Auction.com, Randy Daniel, Cindy Daniel, Jim O'Bryen, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, 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, Brandy Bacon, Jamie Dworsky, Nestor Trustee Services, LLC



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.xome.com> or Contact (800) 758-8052.

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

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

FILED FOR RECORD
KAUFMAN CO TEXAS

2023 FEB -9 AM 7:34


LAURA A. HUGHES
COUNTY CLERK

BY: 

DEPUTY

Notice of Foreclosure Sale

March 7, 2023

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 FEB 10 PM 3:15
LAURADA HUGHES
COUNTY CLERK
BY:  DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: August 5, 2010

Grantor: REGINALD WILLIAMS

Trustee: KYLE ROBERT GOBER

Lender: KENNETH PARKS GOBER, JR. and DIANE GOBER

Recorded in: Volume 3814 Page 600 of the real property records of Kaufman County, Texas

Legal Description: Lot 19 in Ables Springs West, an Addition in Kaufman County, Texas according to the Plat thereof recorded in Cabinet 1, Page 583 of the Plat Records of Kaufman County, Texas

Secures: Promissory Note ("Note") executed by REGINALD WILLIAMS ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, March 7, 2023

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 pm and not later than three hours thereafter.

Place: Kaufman County Courthouse
1902 U.S..Hwy. 175
Kaufman, Texas 75142

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 KENNETH PARKS GOBER, JR. and DIANE GOBER's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, KENNETH PARKS GOBER, JR. and

DIANE GOBER, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

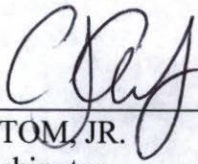
If KENNETH PARKS GOBER, JR. and DIANE GOBER passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure Sale will necessarily be made subject to all prior 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by KENNETH PARKS GOBER, JR. and DIANE GOBER. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, Substitute 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 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.



GIL J. ALTOM, JR.
706 S. Washington
Kaufman, TX 75142
Telephone (972) 962-8300
Telecopier (972) 932-2169

Amended Notice of Foreclosure Sale

1. **Property to Be Sold:** The property to be sold is described as follows:

LOT No. 3 of Highland Oaks Estates, near the City of Kemp, Kaufman County, Texas, according to the Plat thereof recorded in Cabinet No. 2, Envelope 380, Plat Records of Kaufman County, Texas.

2. **Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust, dated April 30, 2021, executed by Jesus Perez to MMAE Holdings, LLC, and filed of record and recorded in Clerk Instrument Number #2021-0025895 of the Real Property Records of Kaufman County, Texas.

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

Date: Tuesday, March 7, 2023

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: At the front steps of the courthouse in Kaufman, 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 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 Commissioner's Court, the sale will be conducted at the place where the Notice of Foreclosure Sale was posted.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust 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 refiled may be after the date originally scheduled for this sale.

4. **Terms of Sale** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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 prior

Amended Notice of Foreclosure Sale

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 of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. **Type of Sale:** The sale is a nonjudicial Deed-of-Trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust and security agreement executed by *Jesus Perez*.

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. **Obligations Secured:** The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note dated *April 30, 2021*, in the original principal amount of **\$50,000.00**, executed by *Jesus Perez* and payable to the order of *MMAE Holdings, LLC*; and (b) all renewals and extensions of the note. *MMAE Holdings, LLC* is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to *Arthur Langeloh, III at 18380 Shore Dr., Kemp, Texas 75143*, the undersigned Attorney and Trustee for *MMAE Holdings, LLC*, the beneficiary.

7. **Default and Request to Act:** Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.**

Amended Notice of Foreclosure Sale

EXECUTED this 6th day of February, 2023.

By: /s/ Arthur W. Langeloh, III

Arthur W. Langeloh, III, Trustee

Texas Bar No. 11911000

18380 Shore Dr.

Kemp, Texas 75143

Tel. (903) 647-8343

BY: _____
LAURA M. HUGHES
COUNTY CLERK
DEPUTY

2023 FEB 10 AM 10:47

Amended Notice of Foreclosure Sale

KAUFMAN CO. TEXAS
FILED FOR RECORD

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

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

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 SUBSTITUTE TRUSTEE'S SALE

DATE: FEBRUARY 10, 2023

NOTE: Note, as subsequently amended, described as follows:

Date: MAY 27, 2004
Maker: CHARLES PHILLIP HOUSTON AND KERI J. HOUSTON
Payee: THE AMERICAN NATIONAL BANK OF TEXAS
Original Principal
Amount: \$150,000.00

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 FEB 13 AM 10:49
LAURANA HUGHES
COUNTY CLERK
BY: _____
DEPUTY

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 27, 2004
Grantor: CHARLES PHILLIP HOUSTON AND KERI J. HOUSTON
Trustee: JOHN DAVIDSON
Beneficiary: THE AMERICAN NATIONAL BANK OF TEXAS
Recorded: DOCUMENT NO. 00011587/VOL. 2430, PAGE 605, Real Property
Records, KAUFMAN County, Texas

LENDER: THE AMERICAN NATIONAL BANK OF TEXAS

BORROWER: CHARLES PHILLIP HOUSTON AND KERI J. HOUSTON

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN KAUFMAN COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings,

structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, JACK BECKMAN, DAVID GARVIN

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

MARCH 7, 2023, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In KAUFMAN County, Texas, County Courthouse, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

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

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: MAY 27, 2004
Grantor: CHARLES PHILLIP HOUSTON AND KERI J. HOUSTON
Trustee: JOHN DAVIDSON
Beneficiary: THE AMERICAN NATIONAL BANK OF TEXAS
Recorded: DOCUMENT NO. 00011587/VOL. 2430, PAGE 605, Real Property Records, KAUFMAN County, Texas

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN KAUFMAN COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, JACK BECKMAN, DAVID GARVIN

Substitute Trustee's Mailing Address:
c/o 3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of FEBRUARY 10, 2023**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: 

Name: Michael P. Menton, Attorney for THE AMERICAN NATIONAL BANK OF TEXAS

EXHIBIT A

All that certain lot, tract or parcel of land, part of the D. WILKERSON SURVEY, Abstract No. 566, Kaufman County, Texas, part of that certain First Tract, called 32.87 acres, save and except 2.437 acres conveyed to Robert S. Houston by Margaret Elizabeth Stevens Hodges, on March 20, 1975, recorded in Volume 600, Page 831, of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit;

BEGINNING at a 3/8" iron rod set in the Northeast line of a 30.00 feet Access Easement and being N 37 deg. 07 min. 30 sec. East, 30.49 feet and North 42 deg. 36 min. 59 sec. West, 521.37 feet from the intersection of the Southwest line of a certain Second Tract, called 1.50 acre tract described in above mentioned deed recorded in Volume 600, Page 831 with the Northwest Right of Way line of farm to Market Road No. 3039;

THENCE North 42 deg. 36 min. 59 sec. West, with the Northeast line of said 30.00 feet Access Easement, a distance of 355.01 feet to a 3/8" iron rod set at an angle corner in same;

THENCE North 20 deg. 08 min. 07 sec. West, continuing with the Northeast line of said 30.00 feet Access Easement, a distance of 9.52 feet to a 3/8" iron rod set at the intersection of same with the Southeast line of the Robert Steven Houston 5.843 acre Tract One, recorded in Volume 1084, page 656 of the Deed Records of Kaufman County, Texas;

THENCE North 59 deg. 48 min. 40 sec. East, with the Southeast line of said 5.843 acre tract, a distance of 674.35 feet to a 3/8" iron rod found at the East corner of same and being in the Northeast line of the above mentioned 32.87 acre tract;

THENCE South 10 deg. 38 min. 51 sec. East, with the Northeast line of said 32.87 acre tract, a distance of 175.82 feet to a 3/8" iron rod found at the North corner of the Holton Houston 3.623 acre tract, recorded in Volume 1826, Page 164, Deed Records of Kaufman County, Texas;

THENCE South 43 deg. 28 min. 18 sec. West, with the Northwest line of said 3.623 acre tract, a distance of 334.00 feet to a 3/8" iron rod set for corner;

THENCE South 45 deg. 17 min. 34 sec. West, a distance of 239.44 feet to the POINT OF BEGINNING, containing 3.659 acres of land.

30.00 FT. ACCESS EASEMENT
FIELD NOTES FOR CHARLES PHILLIP HOUSTON
D. WILKERSON SURVEY, ABSTRACT NO. 566
KAUFMAN COUNTY, TEXAS

All that certain lot, tract or parcel of land, part of the D. Wilkerson Survey, Abstract No. 566, Kaufman County, Texas, part of that certain First Tract, called 32.87 acres, save and except 2.437 acres and part of that certain Second Tract, called 1.50 acres, save and except 0.155 of an acre conveyed to Robert S. Houston, et ux by Margaret Elizabeth Stevens Hodges, et vir on March 20, 1975, recorded in Vol. 600 page 831 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 3/8" Iron rod set at the intersection of the Southwest line of the above mentioned 1.50 acre tract with the Northwest Right of Way line of Farm to Market Road No. 3039.

THENCE N 42 deg. 36 min. 59 sec. W, with the Southwest line of said 1.50 acre tract, passing the West corner of same, continuing with the Southwest line of the above mentioned 32.87 acre tract, a total distance of 887.78 ft. to a 3/8" Iron rod set at an angle corner in same.

THENCE N 20 deg. 08 min. 07 sec. W, continuing with the Southwest line of said 32.87 acre tract, a distance of 10.16 ft. to a 3/8" Iron rod set at the South corner of the Robert Steven Houston 5.843 acre Tract One, recorded in Vol. 1084 page 656 of the Deed Records of Kaufman County, Texas.

THENCE N 59 deg. 48 min. 40 sec. E, with the Southeast line of said 5.843 acre tract, a distance of 30.47 ft. to a 3/8" Iron rod set for corner.

THENCE S 20 deg. 08 min. 07 sec. E, a distance of 9.52 ft. to a 3/8" Iron rod set for corner.

THENCE S 42 deg. 36 min. 59 sec. E, a distance of 876.39 ft. to a 3/8" Iron rod set in the Northwest Right of Way line of Farm to Market Road No. 3039.

THENCE S 37 deg. 07 min. 30 sec. W, with the Northwest Right of Way line of Farm to Market Road No. 3039, a distance of 30.49 ft. to the point of beginning, containing 0.614 of an acre of land.

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **March 30, 2022**, **Texas City Lots LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Steven Kaufman, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$318,330.00**, payable to the order of **ZEUSLENDING.COM**, which Deed of Trust is recorded under Clerk's File No. **2204863** in the **Real Property Records** of **Kaufman County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Lot 2, Block D, THE RANCH AT CEDAR CREEK, Kaufman County, Texas, according to the map or plat thereof, recorded in Cabinet 2, Envelope 726, Plat Records, Kaufman County, Texas, commonly known as 202 Splitrail Drive, Kemp, Texas, 75143; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Randy Daniel, Cindy Daniel, Jim O'Bryant, Clifford D. Harmon, Shana Murphy and Turrie Silva** or any one 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

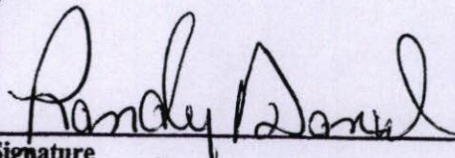
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **New York Mutual, LLC**, the legal holder of such indebtedness and the liens securing same, has requested any one of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

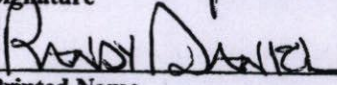
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, March 07, 2023**, being the first Tuesday of such month, at the county courthouse of **Kaufman County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Kaufman County Courthouse**, or at such other location as set by the Commissioners Court of such county from time to time, which is the area designated by such Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10:00 a.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, March 07, 2023**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to 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.

WITNESS my hand as of February 13, 2023



Signature


Printed Name, Substitute Trustee

Matter No. 1662 ~~111230~~
FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

Laura Hughes
County Clerk

2023 FEB 13 AM 10:49

FILED FOR RECORD
KAUFMAN CO. TEXAS

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **March 29, 2022**, **Texas City Lots LLC** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of **Steven Kaufman**, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$318,330.00**, payable to the order of **ZEUSLENDING.COM**, which Deed of Trust is recorded **Under Clerk's File No. 202200218453** in the **Real Property Records of Kaufman County, Texas**, and covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

Lot 3, Block D, THE RANCH AT CEDAR CREEK, Kaufman County, Texas, according to the map or plat thereof, recorded in Cabinet 2, Envelope 726, Plat Records, Kaufman County, Texas, commonly known as 204 Splitrail Drive, Kemp, Texas, 75143; and

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Randy Daniel, Cindy Daniel, Jim O'Bryant, Clifford D. Harmon, Shana Murphy and Turrie Silva** or any one 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

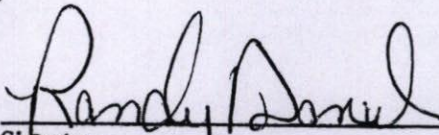
WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **New York Mutual, LLC**, the legal holder of such indebtedness and the liens securing same, has requested any one of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

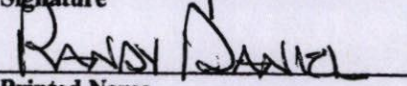
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, March 07, 2023**, being the first Tuesday of such month, at the county courthouse of **Kaufman County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Kaufman County Courthouse**, or at such other location as set by the **Commissioners Court** of such county from time to time, which is the area designated by such **Commissioners' Court** for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **10:00 a.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, March 07, 2023**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to 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.

WITNESS my hand as of February 13, 2023



Signature


Printed Name, Substitute Trustee

Matter No. 1665

FOR INFORMATION CONTACT: **Clifford D. Harmon**, 14860 Montfort, Suite 111, Dallas, Texas 75254

BY: 
LAURA A. HUGHES
COUNTY CLERK
2023 FEB 13 AM 10:49
FILED FOR RECORD
KAUFMAN CO TEXAS