

A

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 23-28486

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2023 MAR 16 AM 7:49

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 3/14/2022, TAMARA DAVIS, AN UNMARRIED WOMAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$118,237.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, which Deed of Trust is Recorded on 3/24/2022 as Volume 2022-0011362, Book , Page , in Kaufman County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**Lot 15, Block 11, of McKellar Home Place Phase V, an addition to the City of Forney, Kaufman County, Texas, according to the plat thereof recorded in Cabinet 2, Envelope 370, of the plat records of Kaufman County, Texas.**

Commonly known as: 208 PURDUE 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 **Randy Daniel or Cindy Daniel or Jim O'Bryant , 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 **6/6/2023 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 KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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



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If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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

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

WITNESS, my hand this 3/14/2023

WITNESS, my hand this 3/16/2023



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

By: Substitute Trustee(s)  
Randy Daniel or Cindy Daniel or Jim O'Bryant  
Donna Stodeman  
C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

FILED FOR RE CURA  
KAUFMAN CO. TEXA  
2023 MAR 16 AM 7:49  
LAURA A. MILLER  
COUNTY CLERK  
MAY 16 2023

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2023 MAR 20 AM 11:11

Laura Hughes  
COUNTY CLERK

BY:   
DEPUTY

CTS-598  
T.S. #: 23-8698

## Notice of Substitute Trustee Sale

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

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

Date: 6/6/2023  
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.  
The sale will be completed by no later than 1:00 PM  
Place: Kaufman County Courthouse in Kaufman, Texas, at the following location:  
**Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142**  
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,  
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**SEE ATTACHED EXHIBIT "A"**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 8/18/2017 and is recorded in the office of the County Clerk of Kaufman County, Texas, under County Clerk's File No 2017-0019328, recorded on 8/23/2017, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 2018-0007342 and recorded on 03/29/2018. of the Real Property Records of Kaufman County, Texas.

Property Address: 9404 BLUEBONNET DR SCURRY Texas 75158

Trustor(s):	COURTNEY REED and JEREMY REED	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc., as nominee for Georgetown Mortgage, LLC, its successors and assigns
Current Beneficiary:	Planet Home Lending, LLC	Loan Servicer:	Planet Home Lending, LLC
Current Substituted Trustees:	Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Janet Pinder, Brandy Bacon, Jack Beckman, Jamie Dworsky, Rick Saokz, Prestige Default Services, LLC		

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

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where

T.S. #: 23-8698

is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JEREMY DUSTIN REED and COURTNEY NICOLE REED, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$212,990.00, executed by JEREMY DUSTIN REED and COURTNEY NICOLE REED, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for Georgetown Mortgage, LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JEREMY DUSTIN REED and COURTNEY NICOLE REED, HUSBAND AND WIFE to COURTNEY REED and JEREMY REED. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

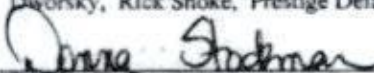
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of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

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

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

Dated: 3/20/23

Auction.com Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Janet Pinder, Brandy Bacon, Jack Beckman, Jamie Dworsky, Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (800) 793-6107  
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

BY:   
COURTNEY NICOLE REED  
COUNTY CLERK

2023 MAR 20 AM 11:11

FILED FOR RECORD  
KAUFMAN CO. TEXAS

EXHIBIT "A"

Being a 3.00 acre out of Lot 77, of Silver Creek Estates, Kaufman County, Texas, according to the Map thereof recorded in Caddess 1, Page 558, Map Records, Kaufman County, Texas, same being that tract of land conveyed to George Daniel Jarvis and Deborah Ann Jarvis, by deed recorded in Deedbook No. 3815-0010683, Deed Records, Kaufman County, Texas, and being more particularly described as follows:

COMMENCEMENT of a parcel for corner, said corner being the North corner of Lot 78, of said Silver Creek Estates, and the West corner of said Lot 77 and the remainder of said Jarvis tract, said corner being in the center line of Blackwood Drive (80 feet right-of-way easement);

THENCE South 87 degrees 34 minutes 10 seconds East, along the Northeast line of said Lot 78, a distance of 34.43 feet to a fence post found for the POINT OF BEGINNING;

THENCE North 32 degrees 43 minutes 30 seconds East, a distance of 282.24 feet to a fence post found for corner;

THENCE South 86 degrees 18 minutes 54 seconds East, passing at a distance of 374.13 feet to a fence post found on-line, and constituting a total distance of 487.78 feet to a point for corner;

THENCE South 37 degrees 48 minutes 02 seconds West, a distance of 282.82 feet to a point for corner, said corner being on said Northeast line of Lot 78;

THENCE North 87 degrees 34 minutes 10 seconds West, along said Northeast line of Lot 78, passing at a distance of 53.83 feet to a fence post found on-line, and constituting a total distance of 442.77 feet to the POINT OF BEGINNING, and enclosing 138,880 square feet or 3.00 acres of land.

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAR 20 AM 11:11  
LAURIA WOODS  
COUNTY CLERK  
BY:   
CLERK

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RTS 641  
Our Case No. 22-02619-FC-3

### APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF KAUFMAN

**Deed of Trust Date:**  
May 31, 2019

**Property address:**  
3825 ELKHORN LN  
HEARTLAND, TX 75126

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAR 23 AM 8:36  
LAURASH HUGHES  
COUNTY CLERK  
BY: \_\_\_\_\_  
DEPUTY

**Grantor(s)/Mortgagor(s):**  
ADRIAN TEMPLETON AND TAMESHA TEMPLETON,  
HUSBAND AND WIFE

**LEGAL DESCRIPTION:** Lot 21, Block 29, of HEARTLAND PHASE 10B, an addition to Kaufman County, Texas, according to the map or plat thereof recorded in Cabinet 3, Page 422, Map and/or Plat Records of Kaufman County, Texas, together with Certificate of Correction recorded in Volume 5755, Page 124, Official Public Records, Kaufman County, Texas.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
HOMESIDE FINANCIAL, LLC DBA AMSW LENDING  
ITS SUCCESSORS AND ASSIGNS

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

**Current Mortgagee:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Date of Sale:** JUNE 6, 2023

**Property County:** KAUFMAN

**Original Trustee:** MICHAEL BAYNES

**Recorded on:** June 3, 2019  
**As Clerk's File No.:** 2019-0012576  
**Mortgage Servicer:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Substitute Trustee:**  
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, Auction.com, Jack Beckman, David Stockman,  
Donna Stockman, Michelle Schwartz, Kathy Arrington,  
Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman  
Foreclosure Services Inc., Brenda Wiggs, Guy Wiggs,  
Marinosci Law Group PC

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(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 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, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc., Brenda Wiggs, Guy Wiggs, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and



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23TX453-0023  
503 E AIMEE ST, FORNEY, TX 75126

**NOTICE OF FORECLOSURE SALE**

**Property:** The Property to be sold is described as follows:  
SEE EXHIBIT "A"

**Security Instrument:** Deed of Trust dated November 25, 2019 and recorded on November 27, 2019 as Instrument Number 2019-0029859 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

**Sale Information:** June 06, 2023, at 10:00 AM, or not later than three hours thereafter, at the front steps of the Kaufman County Justice Center located at 1902 US Highway 175, Kaufman, TX 75142, 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 ESMERALDA CALLES secures the repayment of a Note dated November 25, 2019 in the amount of \$132,554.00. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, whose address is c/o Shellpoint Mortgage Servicing, P.O. Box 10826, Greenville, SC 29603, is the current mortgagee of the Deed of Trust and Note and Shellpoint Mortgage Servicing 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.

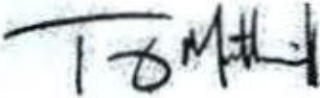
FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAR 23 AM 8:37  
LAURASHA HUGHES  
COUNTY CLERK  
BY: \_\_\_\_\_  
DEPUTY




4778269

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, Donna Stockman, declare under penalty of perjury that on the 23 day of March, 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 MAR 23 AM 8:37  
LAURADA HUGHES  
COUNTY CLERK  
BY:   
DEPUTY

Book File No.: 1918891CC

**EXHIBIT "A"**

**BEING A 0.183 ACRE TRACT OF LAND SITUATED IN THE JOHN GREGG SURVEY, ABSTRACT NO. 171, KAUFMAN COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GREAT SUCCESS LLC, AS RECORDED IN INSTRUMENT NO. 2016-0013256, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;**

**BEGINNING AT A 3/8-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID GREAT SUCCESS TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROSIE VALADEZ AND SALVADOR VALADEZ, AS RECORDED IN INSTRUMENT NO. 2014-0010296, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF E. AIMEE STREET;**

**THENCE SOUTH 59° 00' 00" WEST, A DISTANCE OF 75.00 FEET ALONG THE COMMON LINE OF SAID GREAT SUCCESS AND VALADEZ TRACTS TO A POINT FROM WHICH A FENCE CORNER BEARS SOUTH 41° 11' EAST - 3.9 FEET, SAID POINT BEING THE SOUTH CORNER OF SAID GREAT SUCCESS TRACT;**

**THENCE NORTH 40° 00' 00" WEST, A DISTANCE OF 60.00 FEET ALONG THE SOUTHWEST LINE OF SAID GREAT SUCCESS TRACT TO THE WEST CORNER OF SAID GREAT SUCCESS TRACT;**

**THENCE NORTH 59° 00' 00" EAST ALONG THE NORTHWEST LINE OF SAID GREAT SUCCESS TRACT, PASSING THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SHARON KING, AS RECORDED IN INSTRUMENT NO. 2014-0021590, AFORESAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 25.00 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID GREAT SUCCESS AND KING TRACTS A TOTAL DISTANCE OF 75.00 FEET TO A 3/8-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID GREAT SUCCESS TRACT AND THE EAST CORNER OF SAID KING TRACT, SAID IRON ROD BEING ON THE AFORESAID SOUTHWEST LINE OF E. AIMEE STREET;**

LAURAN HUGHES  
COUNTY CLERK  
DEPUTY

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAR 23 AM 8:37

Unrecorded



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23-00658  
8305 COUNTY ROAD 301, TERRELL, TX 75160

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2023 MAR 23 AM 8:37

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

BY: LAURAJA HUGHES  
COUNTY CLERK  
DEPUTY *[Signature]*

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

SEE ATTACHED EXHIBIT "A"

Security Instrument: Deed of Trust dated May 6, 2022 and recorded on May 12, 2022 at Book 7624 and Page 54 Instrument Number 2022-0018614 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

Sale Information: June 6, 2023, at 11:00 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 STEPHANIE LEIGHANN ZAPATA AND FERNANDO DURAN secures the repayment of a Note dated May 6, 2022 in the amount of \$324,022.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC 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.**



4778627

*Kirk Schwartz*

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

*Deel J.*  
Substitute Trustee(s): Logan Thomas, Bob Dickerson,  
Phillip Pierceall, Aaron Parker, Douglas Rodgers,  
Terry Waters, Bruce Miller, Travis Kadatz, 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 Xome 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 *23* day of *March*, 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 MAR 23 AM 8:37

CLERK  
HUGHES  
M



FILED FOR RECORD  
KAUFMAN CO. TEXAS

2023 MAR 23 AM 8:37

LAURADA HUGHES  
COUNTY CLERK  
BY: *MV*  
DEPUTY

**Tract 2- Easement Estate**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN THE RANSON SOWELL SURVEY, ABSTRACT NO. 442, KAUFMAN COUNTY, TEXAS, AND BEING PART OF A CALLED 11.817 ACRES TRACT OF LAND AS DESCRIBED IN DEED TO PEDRO SARRERA AND LETICIA SARRERA RECORDED IN VOLUME 5258, PAGE 438, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS (O.P.R.K.C.T.) AND BEING MORE PARTICULARLY DESCRIBED HEREIN AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID SARRERA TRACT AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 1.882 ACRES TRACT OF LAND DESCRIBED IN DEED TO ROGER DONNS ALLEN AND ANN C. ALLEN RECORDED IN VOLUME 3879, PAGE 256, O.P.R.K.C.T. AND BEING IN THE NORTH LINE OF COUNTY ROAD 381;

THENCE NORTH 48 DEGREES 38 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT AND SOUTH LINE OF SAID SARRERA TRACT AND NORTH LINE OF SAID COUNTY ROAD 381, A DISTANCE OF 50.83 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID COUNTY ROAD 381 AND SOUTH LINE OF SAID SARRERA TRACT;

THENCE NORTH 45 DEGREES 25 MINUTES 05 SECONDS EAST, OVER AND ACROSS SAID SARRERA TRACT AND THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 529.55 FEET TO A POINT FOR CORNER;

THENCE SOUTH 52 DEGREES 08 MINUTES 53 SECONDS EAST, CONTAINING OVER AND ACROSS SAID SARRERA TRACT AND ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 207.17 FEET TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE WEST LINE OF SAID 2.0 ACRE TRACT AS PREVIOUSLY DESCRIBED HEREIN;

THENCE SOUTH 44 DEGREES 03 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID 2.00 ACRE TRACT AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 25.18 FEET TO A POINT FOR CORNER IN THE SOUTHERLY NORTH LINE OF SAID SARRERA TRACT;

THENCE NORTH 52 DEGREES 08 MINUTES 53 SECONDS EAST, ALONG THE SOUTHERLY NORTH LINE OF SAID SARRERA TRACT, A DISTANCE OF 157.23 FEET TO A 3/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "TOLE DESIGN GROUP #18183871" SET FOR CORNER;

THENCE SOUTH 45 DEGREES 25 MINUTES 05 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID SARRERA TRACT AND EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 508.90 FEET TO THE POINT OF BEGINNING AND CONTAINING, WITHIN THE METES AND BOUNDS HEREIN RECITED, 0.701 ACRE OF LAND (26.541 S.F.), MORE OR LESS.

23TX577-0020  
1212 HUNDGATE WAY, FORNEY, TX 75126

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## NOTICE OF FORECLOSURE SALE

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

LOT 7, BLOCK LL, DEVONSHIRE PHASE 2B, AN ADDITION TO THE CITY OF DALLAS EXTRATERRITORIAL JURISDICTION, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 3, PAGE 263, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS, AS AMENDED BY AMENDING PLAT MINOR RECORDED IN CABINET 3, SLIDE 291, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

**Security Instrument:** Deed of Trust dated October 19, 2021 and recorded on October 20, 2021 as Instrument Number 2021-0043229 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

**Sale Information:** June 06, 2023, at 10:00 AM, or not later than three hours thereafter, at the front steps of the Kaufman County Justice Center located at 1902 US Highway 175, Kaufman, TX 75142, 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.

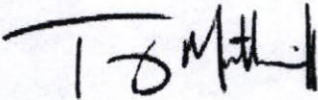
**Obligation Secured:** The Deed of Trust executed by KYMISHA CARTER secures the repayment of a Note dated October 19, 2021 in the amount of \$418,446.00. DATA MORTGAGE, INC. DBA ESSEX MORTGAGE, whose address is c/o Essex Mortgage, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and Essex Mortgage 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 MAR 23 PM 2:38  
LAURA A. HUGHES  
COUNTY CLERK  
BY: [Signature]  
OFFICER

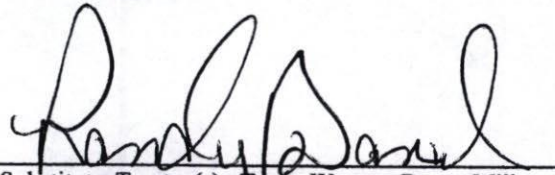
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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.**



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



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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).

7

**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.: 111127-TX

Date: March 23, 2023

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: CLINT BOOTH AND SARA APRIL BOOTH, HUSBAND AND WIFE

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 6/22/2018, RECORDING INFORMATION: Recorded on 6/28/2018, as Instrument No. 2018-0015631 in Book 5721 Page 317 and later modified by a loan modification agreement recorded as Instrument 2022-0027138 V 7720 P 278 on 07/13/2022

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 8, BLOCK 23, HEARTLAND TRACT A PHASE 3A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 3, ENVELOPE 37, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/6/2023, 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 LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

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

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

Page 1 of 2



4779223

AP NOS/SOT 08212019

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAR 30 AM 8:30  
LAURA A. PETERSON  
COUNTY CLERK  
OF KAUFMAN COUNTY

Matter No.: 111127-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE 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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAR 30 AM 8:30  
LAURA A. NEGRIN  
COUNTY CLERK  
MV  
OFFICE

23TX935-0171  
6040 COUNTY ROAD 237 B, TERRELL, TX 75160

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 APR -6 AM 8:40

BY: LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

### NOTICE OF FORECLOSURE SALE

**Property:** The Property to be sold is described as follows:  
  
SEE EXHIBIT A

**Security Instrument:** Deed of Trust dated May 17, 2007 and recorded on May 23, 2007 as Instrument Number 2007-00012158 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

**Sale Information:** June 06, 2023, at 11:00 AM, or not later than three hours thereafter, at the front steps of the Kaufman County Justice Center located at 1902 US Highway 175, Kaufman, TX 75142, 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 JADARREL BUCHANAN AND LISA ANN BUCHANAN secures the repayment of a Note dated May 17, 2007 in the amount of \$50,202.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC 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.

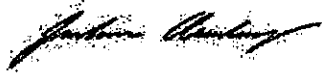
**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4780582

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, Donna Stockman, declare under penalty of perjury that on the 6 day of April, 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).

**EXHIBIT "A"**

**Being all of that certain lot, tract or parcel of land located in the T. F. SMITH SURVEY, ABSTRACT NO. 493, to the City of Lawrence, Kaufman County, Texas and being part of Block 87, of The Original Town of Lawrence, according to the Plat thereof recorded in Volume R, Page 520 of the Deed Records of Kaufman County, Texas, and being known as a 0.27 acre tract as described in Deed to Centex Home Equity Corp. recorded in Volume 2515, Page 45 of the Official Public Records of Kaufman County, Texas; said lot, tract or parcel of land being more particularly described as follows:**

**BEGINNING at a 5/8 inch iron rod set at the intersection of the North line of County Road 237B (Dallas Street per plat, 60' ROW), and the East line of Elm Street (7th Street per plat, 60' ROW), at the Southwest corner of Block 87 and being the same corner of this tract;**

**THENCE North 01 degree 25 minutes 27 seconds East, 193.30 feet along the East line of Elm Street and being the West line of Block 87 to a 3 inch axle found at the Southwest corner of the Charles R. Gift 1.00 acre tract as described in Deed recorded in Volume 1172, Page 758 of the OPRKCT, and being the Northwest corner of this tract;**

**THENCE South 88 degrees 04 minutes 49 seconds East (Reference Bearing), 60.00 feet along the South line of the Gift tract and being the North line of this tract to a 5/8 inch iron rod set at the Northwest corner of the Jimmy M. and Jimmie L. Starr 0.924 acre tract as described in Deed recorded in Volume 2353, Page 399 of the OPRKCT, and being the Northeast corner of this tract;**

**THENCE South 01 degree 25 minutes 27 seconds West, 193.30 feet along the West line of the Starr tract and being the East line of this tract to a 5/8 inch iron rod set in the North line of County Road 237B, at the Southeast corner of this tract;**

**THENCE North 88 degrees 04 minutes 49 seconds West, 60.00 feet along the North line of County Road 237B, and being the South line of this tract to the POINT OF BEGINNING and containing 0.27 of an acre of land, more or less.**

**BASIS OF BEARING: RECORDED DEED VOLUME 2515, PAGE 45 OF THE OPRKCT.**

Inst # 2007- 00012158

Filed for Record in: Kaufman County  
On: May 23, 2007 at 12:04P

RTS 741  
Our Case No. 23-01383-FC

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 APR -6 AM 8:37

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

ALLAN B. HUGHES  
COUNTY CLERK  
DEPUTY

THE STATE OF TEXAS  
COUNTY OF KAUFMAN

**Deed of Trust Date:**  
November 30, 2021

**Property address:**  
2076 HARTLEY DR  
FORNEY, TX 75126

**Grantor(s)/Mortgagor(s):**  
SHERICAL SHANTEL YOUNG, JOINED HEREIN PRO-  
FORMA BY MY SPOUSE, GIL JERMOND PYLE

**LEGAL DESCRIPTION:** LOT THIRTY SIX (36), IN BLOCK A, OF TRAVIS RANCH PHASE 3E, AN ADDITION TO THE COUNTY OF KAUFMAN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET 3, SLEEVE 475, MAP/RECORDS, KAUFMAN COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
INTERLINC MORTGAGE SERVICES, LLC ITS  
SUCCESSORS AND ASSIGNS

**Earliest Time Sale Will Begin:** 11:00 AM

**Current Mortgagee:**  
LAKEVIEW LOAN SERVICING, LLC.

**Date of Sale:** JUNE 6, 2023

**Property County:** KAUFMAN

**Original Trustee:** ALLAN B. POLUNSKY

**Recorded on:** December 1, 2021  
**As Clerk's File No.:** 2021-0049531  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC.

**Substitute Trustee:**  
Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Jamie Dworsky, Janet Pinder, Brandy Bacon, Marinosci Law Group PC, 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, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc., Kathy Arrington, Jack Beckman

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(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 Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Jamie Dworsky, Janet Pinder, Brandy Bacon, Marinosci Law Group PC, Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum,

Joshua Sanders, Matthew Hansen, Angie Useton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc., Kathy Arrington, Jack Beckman, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, JUNE 6, 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, 1902 US Highway 175, 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.

LAKEVIEW LOAN SERVICING, 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.

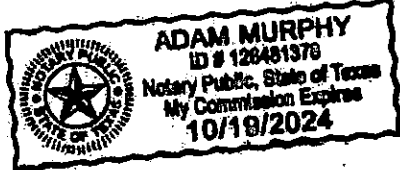
WITNESS MY HAND, 3/31/23

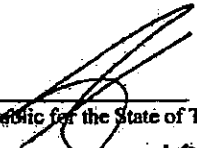
MARINOSCI LAW GROUP, PC  
By:   
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 31 day of MARCH, 2023, 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: 10-19-24  
ADAM MURPHY  
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC.  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 23-01383

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
16415 Addison Road, Suite 725  
Addison, TX 75001

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2023 APR -6 AM 10: 53

LAURA A. HUGHES  
COUNTY CLERK  
BY: *LA*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

KAUFMAN County  
Deed of Trust Dated: February 22, 2022  
Amount: \$250,600.00  
Grantor(s): MARLON J JONES and YI ELIZABETH JONES  
Original Mortgagee: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP  
Current Mortgagee: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP  
Mortgagee Address: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047  
Recording Information: Document No. 2022-0007162  
Legal Description: LOT 55, IN BLOCK 2, OF HEARTLAND PHASE 13, AN ADDITION KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN UNDER CABINET 3, SLEEVE 589, MAP/PLAT RECORDS, KAUFMAN COUNTY, TEXAS

Date of Sale: June 6, 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*  
Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-005291

*Randy Daniel*  
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 APR -6 PM 1:00

2227 ROTHBURY DR  
FORNEY, TX 75126

0000009756198

LAURA A. 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: **June 06, 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 January 27, 2022 and recorded in Document CLERK'S FILE NO. 2022-0004342 real property records of KAUFMAN County, Texas, with JAYDON LAMONT MICKENS A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JAYDON LAMONT MICKENS A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$420,149.00, 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, NA, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, NA  
5151 CORPORATE DRIVE  
TROY, MI 48098



**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 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, AUCTION.COM, JACK BECKMAN, DAVID STOCKMAN, DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., 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 Nichelle 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 4-6-23 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: Nichelle Pangle  
Date: 4-6-23

2227 ROTHBURY DR  
FORNEY, TX 75126

00000009756198

00000009756198

KAUFMAN

**EXHIBIT "A"**

LOT 19, BLOCK 37, DEVONSIRE VILLAGE, 13A, AN ADDITION TO THE CITY OF DALLAS ETJ, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLIDE 682, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

23TX935-0126  
1401 S. HOUSTON STREET, KAUFMAN, TX 75142

### NOTICE OF FORECLOSURE SALE

**Property:** The Property to be sold is described as follows:  
  
SEE EXHIBIT A

**Security Instrument:** Deed of Trust dated July 18, 2016 and recorded on July 20, 2016 as Instrument Number 2016-0014038 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

**Sale Information:** June 06, 2023, at 11:00-AM, or not later than three hours thereafter, at the front steps of the Kaufman County Justice Center located at 1902 US Highway 175, Kaufman, TX 75142, 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 PAUL ROCHA secures the repayment of a Note dated July 18, 2016 in the amount of \$180,175.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC 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.

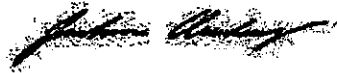
FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 APR 10 AM 10:10  
LAURA A. JUNGLES  
COUNTY CLERK  
BY: [Signature]



4780964

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, Donna Stockman, declare under penalty of perjury that on the 10 day of April, 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).

EXHIBIT "A"

Tract I:

All that certain lot, tract or parcel situated within the corporate limits of the City of Kaufman, Kaufman County, Texas, part of Block No. 305 of the Revised Map of said City of Kaufman and part of that certain called 0.904 acre tract conveyed to Kay Sisson by Jack Spikes Cooley, Independent Executor of the Estate of Marguerite Cooley, on December 13, 2004, recorded in Volume 2553, Page 532 of the Deed Records of Kaufman County, Texas, being more completely described as follows, to-wit:

BEGINNING at a 3/8 inch iron rod found at the Northeast corner of the above mentioned 0.904 acre tract, at the Southeast corner of the Tom Hickman tract, recorded in Volume 537, Page 773, Deed Records of Kaufman County, Texas, and being in the West line of Austin Street;

THENCE South 0 degrees 54 minutes 31 seconds West, with the East line of said 0.904 acre tract and with the West line of Austin Street, a distance of 207.64 feet to a 1/2 inch iron rod found at the Southeast corner of said 0.904 acre tract and being at the Northeast corner of the John A. Stocks tract, recorded in Volume 1808, Page 241, Deed Records of Kaufman County, Texas;

THENCE South 88 degrees 31 minutes 10 seconds West, with the South line of said 0.904 acre tract, a distance of 182.88 feet to a 3/8 inch iron rod found at the Southwest corner of same;

THENCE North 8 degrees 03 minutes 16 seconds East, with the West line of said 0.904 acre tract, a distance of 64.85 feet to a 3/8 inch iron rod found at an angle corner in same;

THENCE South 50 degrees 10 minutes 24 seconds East, a distance of 23.92 feet to a 3/8 inch iron rod set for corner;

THENCE South 82 degrees 10 minutes 32 seconds East, a distance of 89.57 feet to a 3/8 inc iron rod set for corner;

THENCE North 00 degrees 54 minutes 31 seconds East, a distance of 178.5 feet to a 3/8 inch iron rod set in the north line of said 0.904 acre tract and being in the south line of the above mentioned Tom Hickman tract;

THENCE South 88 degrees 17 minutes 10 second East, with the North line of said 0.904 acre tract, a distance of 65.03 feet to the point of beginning and containing 0.440 of an acre of land, more or less.

Tract II:

All that certain lot, tract or parcel of land situated within the corporate limited of the City of Kaufman, Kaufman County, Texas, part of Block No. 305 of the Revised Map of said City of Kaufman and part of that certain tract conveyed to George D. Cooley by Gladys Scarborough on August 10, 1972, recorded in Volume 567, Page 191, Deed Records of Kaufman County, Texas, being more completely described as follows, to - wit:

BEGINNING at a 1/2 inch iron pipe found at the Southwest corner of the above mentioned Cooley tract, at the Northwest corner of the Rudy Tijerina 0.291 acre tract, recorded in Volume 830, Page 278, Deed Records of Kaufman County, Texas, and being in the East line of Houston Street;

THENCE North 19 degrees 27 minutes 51 second East, with the East line of Houston Street, a distance of 127.75 feet to a 3/4 inch iron pipe found at the Southwest corner of the Kay Cooley Sisson 0.305 acre tract, recorded in Volume 571, Page 323 of the Deed Records of Kaufman County, Texas;

THENCE South 81 degrees 10 minutes 00 seconds East, with the South line of said 0.305 acre tract, a distance of 66.26 feet to a 3/8 inch iron rod found at an angle corner in the west line of the Kay Sisson 0.904 acre tract, recorded in Volume 2553, Page 532, Deed Records of Kaufman County, Texas;

THENCE South 49 degrees 48 minutes 14 seconds East, with the west line of said 0.904 acre tract, a distance of 73.24 feet to a 3/8 inch iron rod found at an angle corner in same;

THENCE South 5 degrees 05 minutes 16 seconds West, continuing with the west line of said 0.904 acre tract, a distance of 64.85 feet to a 3/8 inch iron rod found at the southwest corner of same, in the South line of the above mentioned Cooley tract and being in the North line of the above mentioned 0.291 acre tract;

THENCE South 85 degrees 31 minutes 10 seconds West, with the North line of said 0.291 acre tract, a distance of 138.92 feet to the point of beginning and containing 0.322 of an acre of land, more or less.

Note: Company does not represent that the acreage or square footage calculations are correct.

2023 APR 10 AM 10:50  
**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

LAURA A. HUBBARD  
COUNTY CLERK  
BY: *MW*  
OFFICER

**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 August 29, 2019 and recorded under Vol. 6135, Page 37, or Clerk's File No. 2019-0022265, in the real property records of KAUFMAN County Texas, with Arthur Lewis AKA Arthur Earl Lewis Sr, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Oceanside Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Arthur Lewis AKA Arthur Earl Lewis Sr, an unmarried man securing payment of the indebtedness in the original principal amount of \$235,500.00 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 Arthur Lewis. Citizens Bank, N.A. 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. Citizens Bank, N.A. a/k/a Citizens One Home Loans is acting as the Mortgage Servicer for the Mortgagee. Citizens Bank, N.A. a/k/a Citizens One Home Loans, is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

**Legal Description:**  
**LOT THIRTEEN (13), BLOCK TEN (10), OF HEARTLAND, PHASE 7 (PARCEL 10B), AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 327, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 06/06/2023**

**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.

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

**WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Brandy Bacon, Kathy Arrington, Brenda Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Guy Wiggs, Janet Pinder, Jack Beckman, Jamie Dworsky, Cindy Daniel, Randy Daniel, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Executed on April 6, 2023.

/s/ Olufunmilola Oyekan ARDC# 24084552, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:



Printed Name:

Donna Stockman

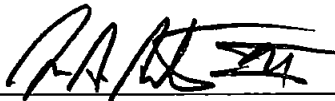
C&M No. 44-23-0589



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

SIGNED: April 12, 2023.

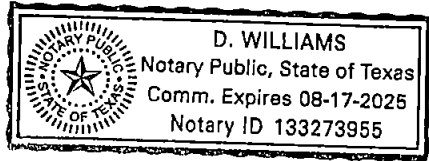
WINDMILL FARMS ASSOCIATION,  
INC.

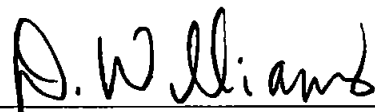
By:   
Judd A. Austin, III  
Its: Duly Authorized Agent

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 April 12, 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.  
1717 Main Street, Suite 4600  
Dallas, Texas 75201**

**EXHIBIT "A"**

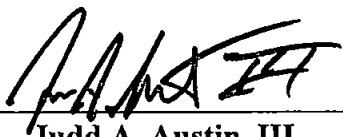
**Being Lot 6. Block N. HEATHER RIDGE, WINDMILL FARMS 3C- Section 2, an Addition in Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 2, Envelope 698, Plat Records, Kaufman County, Texas. (the "Property").**



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

SIGNED: April 12, 2023.

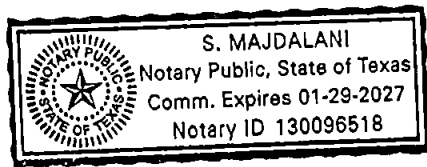
WINDMILL FARMS ASSOCIATION,  
INC.

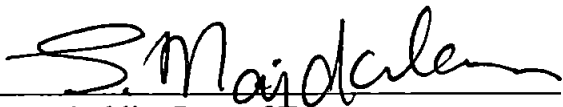
By:   
Judd A. Austin, III  
Its: Duly Authorized Agent

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 April 12, 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.  
1717 Main Street, Suite 4600  
Dallas, Texas 75201**

**EXHIBIT "A"**

**Being Lot 7, Block X, of WINDMILL FARMS, PHASE IA, 1B & 1C, an Addition to Kaufman County, Texas, according to the plat thereof recorded in Cabinet 2, Envelope 213, Plat Records, Kaufman County, Texas. (the "Property").**

**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:

06/06/2023

Time:

Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place:

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

**2. Terms of Sale. Highest bidder for cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 15, 2015 and recorded in the real property records of Kaufman County, TX and is recorded under Clerk's Instrument No. 2015-0020019 with Michael Summers and Lecia Summers (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Guild Mortgage Company, a California Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Michael Summers and Lecia Summers, securing the payment of the indebtedness in the original amount of \$173,676.00, 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.** LOT 16, IN BLOCK L, OF HONEYSUCKLE MEADOWS, WINDMILL FARMS PHASE 3A- SECTION 3, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET 2, ENVELOPE 682 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.



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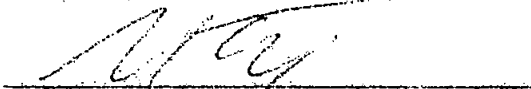
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any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

Lakeview Loan Servicing, LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Philip Traynor Esq OR Randy Daniel, Brenda Wiggs, Denise Boerner, David Stockman, Donna Stockman, Michelle Schwartz, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR HUDSON MARSHALL, 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.**

4-11-23  
Executed on



James E. Albertelli, P.A.  
Philip Traynor, Esq.  
Gabrielle A. Davis, Esq.  
Larissa Brito de Senna, Esq.  
2201 W. Royal Ln, Suite 200  
Irving, TX 75063

APR 13 2023  
Executed on

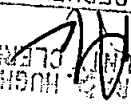


**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Randy Daniel, Brenda Wiggs, Denise Boerner, David  
Stockman, Donna Stockman, Michelle Schwartz,  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is Donna Stockman, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on April 13, 2023 I filed at the office of the Kaufman County Clerk and caused to be posted at the Kaufman County courthouse this notice of sale.

Donna Stockman  
Declarant's Name: Donna Stockman  
Date: April 13, 2023

DEPUTY  
BY:   
LAURIE HUGHES  
COUNTY CLERK  
2023 APR 13 AM 7:19  
FILED FOR RECORD  
KAUFMAN CO. TEXAS

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2023 APR 13 AM 9:20

LAURAZA HUGHES  
COUNTY CLERK

BY: 

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**KAUFMAN County**

Deed of Trust Dated: April 7, 2006

Amount: \$133,950.00

Grantor(s): LISA LUNSFORD and ORAN LUNSFORD

Original Mortgagee: SEBRING CAPITAL PARTNERS, LIMITED PARTNERSHIP

Current Mortgagee: U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE7, ASSET-BACKED CERTIFICATES SERIES 2006-HE7

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

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

Recording Information: Document No. 00011984

Legal Description: SEE EXHIBIT A

Date of Sale: June 6, 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.

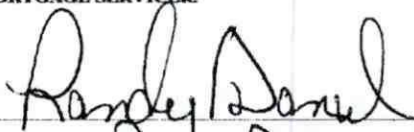
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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 Garrow, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-000953



Printed Name: Randy Daniel

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254



**EXHIBIT "A"**

Being all that certain lot, tract or parcel of land located in the S. Gilliland Survey, Abstract No. 187, in the City of Crandall, Kaufman County, Texas and being a part of a 40.595 acre tract of land conveyed to Wesley Patterson by deed recorded in Volume 473, Page 522, Deed Records, Kaufman County, Texas and being more particularly described as follows:

**BEGINNING** at a 3/8 inch diameter iron rod found for corner in the West line of Pinto Street (a 60 foot right-of-way);

**THENCE** South 89 degrees 25 minutes 50 seconds West, a distance of 100.41 feet to a 5/8 inch diameter iron pipe found at the Southeast corner of a 0.984 acre tract of land conveyed to Roger D. Cannon and Molly B. Cannon by deed recorded in Volume 1218, Page 28, Deed Records, Kaufman County, Texas;

**THENCE** North 18 degrees 21 minutes 11 seconds West, along the East line of said 0.984 acre tract, a distance of 187.81 feet to a 5/8 inch diameter iron rod found for corner in the South line of a 2.969 acre tract of land conveyed to Clarence Wilkerson by deed recorded in Volume 763, Page 748, Deed Records, Kaufman County, Texas;

**THENCE** North 72 degrees 03 minutes 34 seconds East (directional control per Volume 735, Page 327) along said South line, a distance of 100.58 feet to a metal fence post for corner in the West line of said Pinto Street;

**THENCE** South 18 degrees 16 minutes 58 seconds East, along said West line, a distance of 183.20 feet to the **PLACE OF BEGINNING** and containing 0.428 on an acre of land.

**NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.**

SPECIALIZED LOAN SERVICING LLC (SPZ)  
WADDELL, CELESTE  
1606 LUCKENBACH DRIV. FORNEY, TX 75126

CONVENTIONAL  
Firm File Number: 23-039613

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 8, 2006, CELESTE WADDELL, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to THOMAS F. VETTERS, 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 2006-00027503 Volume 3018, Page 444, 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, June 6, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell 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:

BEING LOT 23, IN BLOCK L, OF TRAVIS RANCH, PHASE 2A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 612, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS

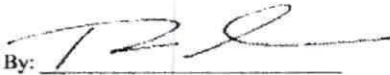
Property Address: 1606 LUCKENBACH DRIV  
FORNEY, TX 75126  
Mortgage Servicer: SPECIALIZED LOAN SERVICING LLC  
Mortgagee: FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE  
BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST,  
SERIES 2021-1  
6200 S. QUEBEC ST.  
SUITE 300  
GREENWOOD VILLAGE, CO 80111

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  
Randy Daniel or Cindy Daniel or Jim O'Bryant  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

WITNESS MY HAND this day April 11, 2023.

By:   
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
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 Federal Home Loan Mortgage Corporation,  
as Trustee for the benefit of the Freddie Mac Seasoned  
Credit Risk Transfer Trust, Series 2021-1

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 APR 13 AM 9:32  
LAURA HUGHES  
COUNTY CLERK  
BY:  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: **June 06, 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 December 30, 2016 and recorded in Document CLERKS' FILE NO. 2017-0000043; AS AFFECTED BY CORRECTION INSTRUMENT NO. 2020-0003833 AND AFFIDAVIT INSTRUMENT NO. 2020-0006924, LOAN MODIFICATION AGREEMENTS INSTRUMENT NO. 2020-0022859, 2022-0006810, AND 2022-0036102, AFFIDAVIT 2022-0008486 real property records of KAUFMAN County, Texas, with BRYAN CASTLES AND JESSICA CASTLES, A MARRIED COUPLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE ITS SUCCESSORS AND ASSIGNS, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BRYAN CASTLES AND JESSICA CASTLES, A MARRIED COUPLE, securing the payment of the indebtednesses in the original principal amount of \$280,321.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



**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 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, AUCTION.COM, JACK BECKMAN, DAVID STOCKMAN, DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., 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 4-13-23 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: 4-13-23

1113 SEGUIN RD  
FORNEY, TX 75126

00000009781691

00000009781691

KAUFMAN

**EXHIBIT "A"**

LOT 6, BLOCK W, THE VILLAGES OF FOX HOLLOW, PHASE 4, AN ADDITION IN THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLEEVE, 34, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

~~BY: LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY~~  
2023 APR 13 AM 11:23  
FILED FOR RECORD  
KAUFMAN CO. TEXAS

~~BY: LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY~~  
2023 APR 13 PM 5:15  
FILED FOR RECORD  
KAUFMAN CO. TEXAS

A

RTS 874

**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: July 25, 2016

Grantor(s): Jeremy Bahm, an unmarried man

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Gateway Mortgage Group, LLC

Original Principal: \$168,150.00

Recording Information: Book 5097, Page 287

Property County: Kaufman

Property: Lot No. 12 and the North 41.73 feet of Lot No. 11, Block No. 2, Kaufman East Addition, an Addition to the City of Kaufman, Kaufman County, Texas, according to the map thereof recorded in Cabinet 1, Envelope 34, Plat Records, Kaufman County, Texas.

Property Address: 1117 Crestview Drive  
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: MCLP Asset Company, Inc.

Mortgage Servicer: Selene Finance LP

Mortgage Servicer Address: 3501 Olympus Boulevard  
5th Floor, Suite 500  
Dallas, TX 75019

**SALE INFORMATION:**

Date of Sale: **June 6, 2023**

Time of Sale: 10:00 AM or within three hours thereafter.

Place of Sale: Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Substitute Trustee: 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, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc., Michael J. Burns, or Jonathan Smith, any to act

Substitute           **546 Silicon Dr., Suite 103**  
Trustee Address: **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 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, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc., Michael J. Burns, or Jonathan Smith, 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.

AB

Michael J. Burns

**CERTIFICATE OF POSTING**

My name is Donna Stockman, 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 APR 20 2023, I filed at the office of the Kaufman County Clerk to be posted at the Kaufman County courthouse this notice of sale.

Donna Stockman

Declarant's Name: Donna Stockman

Date: APR 20 2023

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

WITNESS MY HAND this 20 day of April, 2023.

Donna Stockman

Donna Stockman

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 APR 20 AM 8:08  
LAURYN J. JONES  
COUNTY CLERK  
BY: \_\_\_\_\_  
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:** **06/06/2023**

**Time:** **Between 11:00 AM - 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.**

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

**2. Terms of Sale. Highest bidder for cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 31, 2020 and recorded in the real property records of Kaufman County, TX and is recorded under Clerk's Instrument number 2020-0026400, Book 6573, Page 32 with Oscar A De Leon Cabrera (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company, Ltd mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Oscar A De Leon Cabrera, securing the payment of the indebtedness in the original amount of \$226,805.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 2, BLOCK "B", OF WINDMILL FARMS - PHASE 4A, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 513 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.



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

Nationstar Mortgage LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Philip Traynor Esq OR Randy Daniel, Brenda Wiggs, Denise Boerner, David Stockman, Donna Stockman, Michelle Schwartz, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR COVIUS HOLDINGS, 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.**

4/13/2023  
Executed on

James E. Albertelli, P.A.  
Philip Traynor, Esq.  
Gabielle A. Davis, Esq.  
Larissa Brito de Senna, Esq.  
2201 W. Royal Ln, Suite 200  
Irving, TX 75063

APR 20 2023  
Executed on

Donna Stockman  
SUBSTITUTE TRUSTEE  
Agency Sales & Posting  
Randy Daniel, Brenda Wiggs, Denise Boerner, David  
Stockman, Donna Stockman, Michelle Schwartz,  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is Donna Stockman, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 4-20-23 I filed at the office of the Kaufman County Clerk and caused to be posted at the Kaufman County courthouse this notice of sale.

Donna Stockman  
Declarant's Name: Donna Stockman  
Date: 4-20-23

BY: [Signature]  
LAURAN HUGHES  
COUNTY CLERK  
2023 APR 20 AM 8:09  
KAUFMAN CO. TEXAS  
FILED FOR RECORD

**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.**

**Kaufman County Texas Home Equity Security Instrument**

Date of Security Instrument: July 20, 2007  
Amount: \$23,963.49  
Grantor(s): ANONA ALLEN STEWARD ATTERTON, A SINGLE PERSON  
Original Mortgagee: CITIFINANCIAL, INC.  
Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST  
Original Trustee: ADAM LEVINE  
Mortgage Servicer and Address: Carrington Mortgage Services, LLC  
1600 South Douglass Road, Suite 200-A  
Anaheim, California 92806  
Recording Information: Recorded on 7/26/2007, as Instrument No. 2007-00017875  
Kaufman County, Texas  
Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING A PART OF BLOCK SIXTY (60) IN THE TOWN OF KEMP, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE OFFICIAL MAP OF SAID TOWN RECORDED IN VOLUME 1, PAGE 14, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE, THE SOUTHEAST CORNER OF SAID BLOCK 60, AT THE INTERSESECTION OF THE WEST LINE OF COMMERCE STREET AND THE NORTH LINE OF EIGHTH STREET;

THENCE SOUTH 67 DEG WEST 85 FEET WITH NORTH LINE OF EIGHTH STREET TO AN IRON STAKE FOR CORNER;

THENCE NORTH 23 DEG WEST 64 FEET TO FENCE CORNER;

THENCE NORTH 67 DEG EAST 85 FEET TO FENCE CORNER ON WEST LINE OF COMMERCE STREET;

THENCE SOUTH 23 DEG EAST 64 FEET TO THE PLACE OF BEGINNING.

Date of Sale:

6/6/2023



4781801

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Kaufman County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures 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.

WHEREAS, an Default Order was entered on 3/13/2023, under Cause No. 112080-CC, in the County Court at Law Judicial District Judicial District Court of Kaufman County, Texas;


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

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 state above or within three (3) hours after that time.

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 Texas Home Equity Security Instrument, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds 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 the notice immediately.

EXECUTED in multiple originals on 4/14/2023.

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

TS Number: 106666-TX

FAX #: 619-590-1385  
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550.

DEPUTY

BY:

Laura M. James  
COUNTY CLERK

2023 APR 20 AM 8:09

KAUFMAN CO. TEXAS

FILED FOR REC-09901 TS Number: 10666928

2023 APR 20 AM 10:29

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LAURA A. HUGHES  
COUNTY CLERK

BY: RS  
DEPUTY

**KAUFMAN County**

Deed of Trust Dated: June 5, 2019

Amount: \$213,767.00

Grantor(s): MELISSA K NKEMATU

Original Mortgagee: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

Current Mortgagee: CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

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

Recording Information: Document No. 2019-0012942

Legal Description: LOT 8, IN BLOCK 3, OF HEARTLAND PHASE 9, AN ADDITION KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET 3, SLEEVE 421, MAP/PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

Date of Sale: June 6, 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.

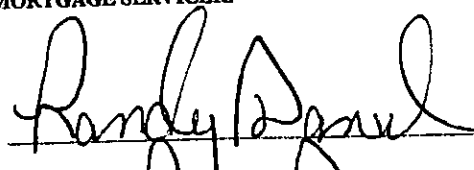
BOB DICKERSON OR MATTHEW HANSEN, BRUCE MILLER, CRAIG MUIRHEAD, WENDY LAMBERT, AARON PARKER, TERRY WATERS, SHAWN SCHILLER, CARY CORENBLUM, JOSHUA SANDERS, ANGIE USELTON, AURORA CAMPOS, DANA KAMIN, LISA BRUNO, MERYL OLSEN, CINDY DANIEL, JIM O'BRYANT, RANDY DANIEL, THOMAS LESTER, BRENDA WIGGS, DENISE BOERNER, 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, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-000628

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

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/18/2019

**Original Beneficiary/Mortgagee:**  
WELLS FARGO BANK, N.A.

**Recorded in:**  
**Volume:** 5991  
**Page:** 165  
**Instrument No:** 2019-0008898

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
JAIME SAMUEL SOTO, A MARRIED PERSON NOW JOINED BY WIFE KRISTEN E. SOTO FOR SPOUSAL RIGHTS ONLY  
**Current Beneficiary/Mortgagee:**  
WELLS FARGO BANK, N.A.

**Property County:**  
KAUFMAN

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT A AND MADE A PART HEREOF

**Date of Sale:** 6/6/2023

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

**Place of Sale of Property:** Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

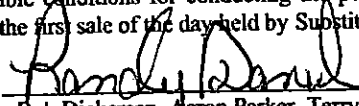
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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  
MC CARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-22-80437-HE  
**Loan Type:** Conventional Residential

BY:   
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

2023 APR 20 AM 10:30

FILED FOR RECORD  
KAUFMAN CO TEXAS

Exhibit "A"

**BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE JORDAN SMITH SURVEY, ABSTRACT NO. 447, KAUFMAN COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO COLONIAL SAVINGS F.A. BY DEED RECORDED IN VOLUME 2057 PAGE 139, DEED RECORDS, KAUFMAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 1/2 INCH DIAMETER IRON ROD SET FOR CORNER IN THE SOUTH LINE OF FARM TO MARKET ROAD NO. 2451, SAID POINT BEING AT THE NORTHEAST CORNER OF A 1.292 ACRE TRACT OF LAND CONVEYED TO MICHAEL A. KINDLINGER BY DEED RECORDED IN VOLUME 936, PAGE 101, DEED RECORDS, KAUFMAN COUNTY, TEXAS;**

**THENCE SOUTH 89 DEGREES 31 MINUTES 12 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 137.74 FEET TO A 3/8 INCH DIAMETER IRON ROD FOUND FOR CORNER, SAID POINT BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 26 MINUTES 21 SECONDS, A RADIUS OF 1387.40 FEET AND A CHORD BEARING OF SOUTH 88 DEGREES 17 MINUTES 55 SECONDS EAST, A DISTANCE OF 59.06 FEET;**

**THENCE IN AN EASTERLY DIRECTION ALONG SAID SOUTH LINE AND SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 59.07 FEET TO 3/8 INCH DIAMETER IRON ROD FOUND AT THE NORTHWEST CORNER OF A 11.265 ACRE TRACT OF LAND CONVEYED TO RAY D. SMITH, BY DEED RECORDED IN VOLUME 958, PAGE 139, DEED RECORDS, KAUFMAN COUNTY, TEXAS;**

**THENCE SOUTH 01 DEGREES 09 MINUTES 23 SECONDS WEST, ALONG THE WEST LINE OF SAID 11.265 ACRE TRACT, A DISTANCE OF 677.84 FEET TO 3/8 INCH DIAMETER IRON ROD FOUND AT AN ELL CORNER OF SAID 11.265 ACRE TRACT;**

**THENCE NORTH 88 DEGREES 50 MINUTES 31 SECONDS WEST, A DISTANCE OF 196.81 FEET TO A 3/8 INCH DIAMETER IRON ROD FOUND FOR CORNER IN EAST LINE OF 17.708 ACRE OF LAND CONVEYED TO LARRY D. LEWIS AND WIFE, RHONDA LEWIS, BY DEED RECORDED IN VOLUME 985, PAGE 419, DEED RECORDS KAUFMAN COUNTY, TEXAS;**

**THENCE NORTH 01 DEGREES 09 MINUTES 29 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 676.77 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.062 ACRES OF LAND, MORE OR LESS.**

**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.**

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 APR 21 PM 12:59

LAURA A. HUGHES  
COUNTY CLERK  
BY:   
DEPUTY

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jack Beckman, David Stockman, Donna Stockman,  
Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie  
Dworsky, Guy Wiggs  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

ISL 91047  
TS No TX06000039-23-1

APN 72399

TO No 230128544-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 25, 2010, ISHMAEL ALLEN AND LETA G. ALLEN, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of SCOTT L. LUNA as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$170,445.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on July 6, 2010 as Document No. 2010-0010845 in Book OPR Vol 3787, on Page 585 in Kaufman County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 72399

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs 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 Lakeview Loan Servicing, LLC, 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.

TS No TX06000039-23-1

APN 72399

TO No 230128544-TX-RW1

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, June 6, 2023 at 11:00 AM, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Kaufman County, Texas, 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: **On the front steps of the Kaufman County Justice Center, 1902 US Highway 175, Kaufman TX 75142, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 21 day of April 2023

Donna Stockman  
By: Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon,  
Jamie Dworsky, Guy Wiggs  
Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX06000039-23-1

APN 72399

TO No 230128544-TX-RWI

**EXHIBIT "A"**

BEING LOT 29, IN BLOCK D, OF LONGSPUR ESTATES, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 675, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

A

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2023 APR 27 AM 8: 01

LAURA A. HUGHES  
COUNTY CLERK  
BY:   
DEPUTY

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000041-23-1

APN 183901

TO No DEF-524856

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on March 22, 2018, SILAS SPANN, SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of SCOTT EVERETT as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$170,848.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on March 26, 2018 as Document No. 2018-0006891 in Book OPR Vol 5623, on Page 433 in Kaufman County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 183901

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** 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 **Lakeview Loan Servicing, LLC**, 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.

4782525

TS No TX07000041-23-1

APN 183901

TO No DEF-524856

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 6, 2023 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Kaufman County, Texas, 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: **At the commissioner's court of Kaufman County does hereby designate the front steps of the Kaufman county Justice center located at 1902 US Highway 175 as the appropriate site for all foreclosure sales and auctions.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 27 day of April, 2023

Donna Stockman

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

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and  
Marshall at (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000041-23-1

APN 183901

TO No DEF-524858

**EXHIBIT "A"**

LOT 24, BLOCK 9, HEARTLAND, TRACT B, PHASE 3A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, ENVELOPE 99, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS

23-01333  
1422 FISHERGATE DR, FORNEY, TX 75126

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2023 APR 27 AM 8:03

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

LAURA A. HUGHES  
COUNTY CLERK  
BY:   
DEPUTY

- Property:** The Property to be sold is described as follows:
- LOT 20, BLOCK 48, DEVONSHIRE VILLAGE 10B, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, PAGE 630, OF THE MAP AND/OR PLAT RECORDS, KAUFMAN COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated February 11, 2022 and recorded on February 11, 2022 at Book 7473 and Page 228 in the real property records of KAUFMAN County, Texas, which contains a power of sale.
- Sale Information:** June 6, 2023, at 11:00 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 ANTHONY DEWAYNE EMBERS AND VENUS GRAY secures the repayment of a Note dated February 11, 2022 in the amount of \$463,978.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.**



4782428

*Kirk Schwartz*

De Cubas, Lewis & Schwartz, P.C.  
Kirk Schwartz, 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 ServiceLink 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, \_\_\_\_\_, 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).

3102 Pembroke Dr, Forney, TX 75126

23-003286

FILED FOR REC  
KAUFMAN CO. TEX.  
2023 APR 27 AM 8:04  
BY: 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: 06/06/2023

Time: Between 11:00 AM - 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

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

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 31, 2020 and recorded in the real property records of Kaufman County, TX and is recorded under Clerk's Instrument number 2020-0026400, Book 6573, Page 32 with Oscar A De Leon Cabrera (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company, Ltd mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Oscar A De Leon Cabrera, securing the payment of the indebtedness in the original amount of \$226,805.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 2, BLOCK "B", OF WINDMILL FARMS - PHASE 4A, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 513 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.



4781449

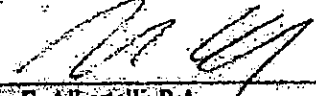
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any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

Nationstar Mortgage LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019


7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Philip Traynor Esq OR Randy Daniel, Brenda Wiggs, Denise Boerner, David Stockman, Donna Stockman, Michelle Schwartz, Brandy Bacon, Kathy Arrington, Jack Beckman, Guy Wiggs, Janet Pinder, Jamie Dworsky whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR COVIUS HOLDINGS, 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.**

4-20-23  
Executed on \_\_\_\_\_

  
James E. Alberelli, P.A.  
Philip Traynor, Esq.  
Gabrielle A. Davis, Esq.  
Larissa Brito de Senna, Esq.  
2201 W. Royal Ln, Suite 200  
Irving, TX 75063

APR 27 2023  
Executed on \_\_\_\_\_

  
SUBSTITUTE TRUSTEE  
Agency Sales & Posting  
Randy Daniel, Brenda Wiggs, Denise Boerner, David Stockman, Donna Stockman, Michelle Schwartz, Brandy Bacon, Kathy Arrington, Jack Beckman, Guy Wiggs, Janet Pinder, Jamie Dworsky  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

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

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**KAUFMAN County**

**Deed of Trust Dated:** February 17, 2012

**Amount:** \$200,550.00

**Grantor(s):** KAREN MANROSE and MICHAEL MANROSE

**Original Mortgagee:** PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION

**Current Mortgagee:** PNC BANK, NATIONAL ASSOCIATION

**Mortgagee Address:** PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

**Recording Information:** Document No. 2012-0004274

**Legal Description:** LOT THIRTEEN (13) OF HIGHLAND PRAIRIE, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 171, PLAT RECORDS, KAUFMAN COUNTY, TEXAS

**Date of Sale:** June 6, 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, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2023-000084

Printed Name: Randy Daniel

c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618

BY:   
LAURA A. HUGHES  
COUNTY CLERK

2023 APR 27 PM 1:01

FILED FOR RECORD  
KAUFMAN CO TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
10/21/2020

**Grantor(s)/Mortgagor(s):**  
CORTAVIOUS M THOMAS, A SINGLE PERSON, AND  
VICTORIA E ALLSUP, A SINGLE PERSON,  
COMMUNITY PROPERTY  
**Current Beneficiary/Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR  
HOMETOWN EQUITY MORTGAGE, LLC DBA  
THELENDER, ITS SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** 6645  
**Page:** 162  
**Instrument No:** 2020-0032718

**Property County:**  
KAUFMAN

**Mortgage Servicer:**  
PennyMac Loan Services, LLC is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3043 Townsgate Rd, Suite 200,  
Westlake Village, CA 91361

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 6/6/2023

**Earliest Time Sale Will Begin:** 11:00AM

**Place of Sale of Property:** THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

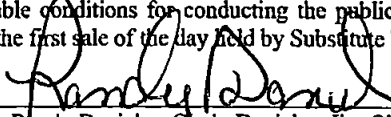
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

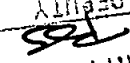
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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

  
Randy Daniel or Cindy Daniel or Jim O'Bryant, 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

**MH File Number:** TX-23-97663-POS  
**Loan Type:** Farm Loan

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 APR 27 PM 1:01  
LAURA A. HUGHES  
COUNTY CLERK  
BY:  GEFUJY

**EXHIBIT "A"**

**Being a 22.07 acre lot, tract or parcel of land situated in the Nelson D. Walling Survey, Abstract No. 563, Kaufman County, Texas, and being all of that certain 22.080 acre Tract No. 19 conveyed from Secure Covenant Interests, Ltd. to Danny Hogue and wife Brittany Hogue by Warranty Deed, as recorded in File No. 2016-0018854, Official Public Records, Kaufman County, Texas., and being more particularly described by metes and bounds as follows;**

**BEGINNING at a 3/8 inch iron rod found at the southwest corner of said 22.080 acre Tract No. 19 and at the Northwest corner of a called 37.309 acre Tract No. 18, conveyed to Jeff Hammitt, by deed as recorded in File No. 2017-0001781 , Official Public Records, Kaufman County, Texas;**

**THENCE North 43 degrees 40 minutes 46 seconds East, with the West line of said 22.080 acre Tract No. 19, a distance of 1,031 .80 feet to a 3/8 inch iron rod found at the Northwest corner of said 22.080 acre Tract No. 19 and at the Southwest corner of a called 12.313 acre Tract No. 20 conveyed to Jerome J. Darby and wife, by deed as recorded in File No. 2017-0000148, Official Public Records, Kaufman County, Texas:**

**THENCE South 89 degrees 48 minutes 38 seconds East, with the North line of said 22.080 acre Tract No. 19 and the south line of said 12.313 acre Tract No. 20, at 1749.84 feet passing a 3/8 inch iron rod found for reference, and continuing in all a total distance of 1771.32 feet to a point for corner at the Northeast corner of said 22.080 acre Tract No. 19, the Southeast corner of said 12.313 acre Tract No. 20, on the West line of a called 10.137 acre Tract No. 16 conveyed to Reginald Weathers and wife, by deed as recorded in File No. 2017-0017857, Official Public Records, Kaufman County, Texas, and in the centerline of County Road No. 341;**

**THENCE South 03 degrees 33 minutes 16 seconds West, with the East line of said 22.080 acre Tract No. 19, partially with the West line of said 10.137 acre Tract No. 16 and generally with the centerline of County Road No. 341, a distance of 245.21 feet to a point for corner at the Southeast corner of said 22.080 acre Tract No. 19 and the Northeast corner of said 37.309 acre Tract No. 18;**

**THENCE South 78 degrees 38 minutes 53 seconds West, with the South line of said 22.080 acre Tract No. 19 and the North line of said 37.309 acre Tract No. 18, at 23.19 feet passing a 3/8 inch iron rod found for reference , and continuing in all a total distance of 2,519.95 feet to the POINT OF BEGINNING and CONTAINING 22.07 acres of land.**

**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 1 INFORMATION:**

Date: November 18, 1988  
Grantor(s): Mark W. Stephens and Leigh M. Stephens  
Original Mortgagee: The American National Bank of Texas  
Original Principal: \$19,480.00  
Recording Information: Book 1423, Page 0011

**DEED OF TRUST 2 INFORMATION:**

Date: January 20, 2000  
Grantor(s): Mark W. Stephens and Leigh M. Stephens  
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture  
Original Principal: \$77,920.00  
Recording Information: Book 1423, Page 0004

**PROPERTY INFORMATION:**

Property County: Kaufman  
Property: See Exhibit A attached hereto and incorporated herein for all purposes  
Property Address: 511 Lone Star Drive  
Crandall, TX 75114

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: United States Department of Agriculture, Rural Housing Service  
Mortgage Servicer: USDA Rural Development  
Mortgage Servicer Address: 4300 Goodfellow Blvd.  
Bldg. 105F, FC 215  
St. Louis, MO 63120

BY: \_\_\_\_\_  
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY  
FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 APR 27 PM 1:01

**SALE INFORMATION:**

**Date of Sale: June 6, 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: Randy Daniel or Cindy Daniel or Jim O'Bryant, Padgett Law Group, Michael J.**

**Trustee: Burns, or Jonathan Smith, any to act**

**Substitute: 546 Silicon Dr., Suite 103**

**Trustee Address: 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 INSTRUMENTS 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 Deeds of Trust and appoints in their place Randy Daniel or Cindy Daniel or Jim O'Bryant, Padgett Law Group, Michael J. Burns, or Jonathan Smith, 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 Deeds 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 Notes set forth in the above-described Deeds of Trust; and

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deeds 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 Deeds 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 Notes is hereby accelerated, and all sums secured by the Deeds 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 Deeds 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 Deeds 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

**EXHIBIT A**

**Being all that certain lot, tract or parcel of land located in the D. Wilkerson Survey, Abstract No. 566, Kaufman County, Texas and being part of a 5.00 acre tract of land conveyed to Marc Needham, by deed recorded in Volume 1337, Page 104, Deed Records, Kaufman County, Texas and being more particularly described as follows:**

**Beginning at a utility pole for corner in the Northwest line of Lone Star Drive, said point being North 45 deg. 38 min. 39 sec. East, a distance of 139.00 feet from the Southwest line of said 5.00 acre tract;**

**Thence North 42 deg. 38 min. 25 sec. West, along said Southwest line, a distance of 120.05 feet to a ½ inch diameter iron rod set for corner;**

**Thence North 45 deg. 38 min. 39 sec East, a distance of 66.00 feet to a ½ inch diameter iron rod found for corner;**

**Thence South 42 deg. 38 min. 25 sec. East, a distance of 120.05 feet to a 1/2 inch diameter iron rod set for corner in the Northwest line of said Lone Star Drive;**

**Thence South 45 deg. 38 min. 39 sec. West, along said Northwest line, a distance of 66.00 feet to the Place of Beginning and containing 0.182 of an acre of land.**

**That portion of subject property that lies within Lone Star Drive as shown on survey dated April 12, 1999 and Revised on November 18, 1999, prepared by Donald L. Neagle, R.P.L.S. 5238.**

**Easement dated September 4, 1940, from Lillian M. Gibbs to Texas Power and Light Company recorded in Volume 274, Page 497, Deed Records Kaufman County, Texas.**

**Easement dated September 9, 1953, from Fred Adams to Texas Power and Light Company recorded in Volume 374, Page 223, Deed Records Kaufman County, Texas.**

**Easement dated January 17, 1957, from Fred Adams to Texas Power and Light Company recorded in Volume 408, Page 139, Deed Records Kaufman County, Texas.**

**Oil, Gas and Mineral Lease dated March 18, 1980, from Fred F. Adams, Jr. and Carolyn J. Smith to Searcy Ferguson, Jr. recorded in Volume 675, Page 10, Deed Records Kaufman County, Texas. Title to said lease not followed subsequent to date of afore said instrument.**

**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

23-108802

Notice of Substitute Trustee's Sale

FILED FOR RECORD  
KAUFMAN CO TEXAS

2023 APR 27 PM 1:01

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> August 21, 2019	<b>Original Mortgagor/Grantor:</b> DAVID SHEPHERD AND LINDSEY SHEPHERD
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST CHOICE LOAN SERVICES, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> 6113 <b>Page:</b> 243 <b>Instrument No:</b> 2019-0020352	<b>Property County:</b> KAUFMAN
<b>Mortgage Servicer:</b> LOANCARE LLC	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, Virginia 23452

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

**Secures:**Note in the original principal amount of \$186,202.00, executed by DAVID SHEPHERD and payable to the order of Lender.

**Property Address/Mailing Address:** 414 SOUTHLAKE DRIVE, FORNEY, TX 75126

**Legal Description of Property to be Sold:** LOT 7, BLOCK B, SOUTHLAKE ESTATES, FIRST INSTALLMENT, IN THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT RECORDED IN CABINET 1, ENVELOPE 209, MAP/PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

<b>Date of Sale:</b> June 06, 2023	<b>Earliest time Sale will begin:</b> 11:00 AM
------------------------------------	--

**Place of sale of Property:** At the commissioner's court of Kaufman county does hereby designate the front steps of the Kaufman county Justice center located at 1902 US Highway 175 as the appropriate site for all foreclosure sales and auctions, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested 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, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman



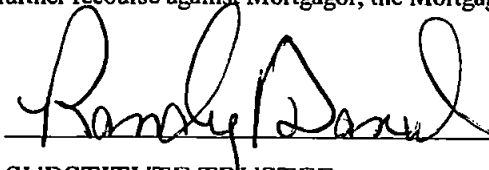
Foreclosure Services Inc. whose address is 1 Mauchly Irvine, CA 92618 OR Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, 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, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc. whose address is 1 Mauchly Irvine, CA 92618 OR Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc. whose address is 1 Mauchly Irvine, CA 92618 OR Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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

A handwritten signature in black ink, appearing to read "Randy Daniel", written over a horizontal line.

SUBSTITUTE TRUSTEE

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, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc. OR Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky OR Randy Daniel or Cindy Daniel or Jim O'Bryant, Trustee

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

### Notice of Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described in Exhibit "A" attached hereto and incorporated herein by reference.
2. *Instrument to be Foreclosed.* The instrument to be foreclosed is that Deed of Trust dated February 25, 2022 (the "Deed of Trust"), electronically recorded in the Deed Records of Kaufman County at #2022-0008629, signed by Bhavi Hospitality, LLC, as Grantor, in favor of Rocky Mountain Financials, LLC, as beneficiary ("Beneficiary").
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:  

Date: June 6, 2023

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: The front steps of the Kaufman County Justice Center located at 1902 US Highway 175.

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 each 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 promissory Note recorded by the Deed of Trust, up to the amount of the unpaid debt secured by said 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. 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 or Substitute 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 Substitute Trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust, executed by Bhavi Hospitality, LLC.

6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") being the Note dated February 25, 2022 in the original principal of \$450,000.00, bearing interest as therein specified, containing an attorneys' fee clause, interest and principal being payable as therein specified, finally maturing on and being upon the other terms and conditions stipulated in the Note, to which Note reference is here made for all pertinent purposes.

As of the end of May, there is owed on the Note, being principal, interest and late fees in the amount of \$326,717.60 in addition to attorney's fees incurred.

Questions concerning the sale may be directed to Pawan Kharbanda at 778 Fairchild Dr., Highlands Ranch, CO, 80126 Telephone No. (303) 478-2991.

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**

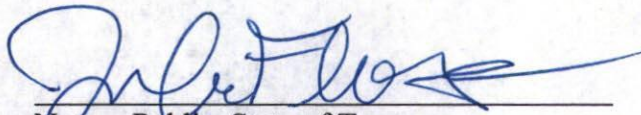
a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Dated the 1<sup>st</sup> day of May, 2023.



Mark Frels, Substitute Trustee

This instrument was acknowledged before me on the 1<sup>st</sup> day of May, 2023 by Mark Frels.



Notary Public, State of Texas

My commission expires: 11-05-2026

## EXHIBIT "A"

All that certain lot, tract, or parcel of land being a 2.97 acre tract or parcel of land situated in the John Gregg Survey, Abstract No. 171 in the City of Forney, Kaufman County, Texas, and being a portion of those certain tracts of land conveyed to Forney Group, Ltd., by the deeds recorded in Volume 2677 Page 502 and Volume 2768, Page 489 of the Deed Records of Kaufman County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped JDJR set in the west line of that tract of land conveyed to Michael Tuttle according to the Deed filed of record in Volume 291, page 2080, Deed Records of Kaufman County, Texas, and being the most northerly corner of that tract of land conveyed to DFW Distributor Petroleum, Inc., according to the Deed filed of record in Volume 2318, Page 534, Deed Records of Kaufman County, Texas, said 5/8" iron rod also being the most easterly corner of the tract described herein;

THENCE SOUTH 46 deg 35' 52" WEST, along the northwesterly line of said DFW Distributors tract, a distance of 386.78 feet to a 5/8" iron rod with plastic cap stamped JDJR set in said line for the East corner of that tract of land conveyed to Forney Group, Ltd., according to the Deed filed of record in Volume 2008, Page 275, Deed Records of Kaufman County, Texas, for a "ell" corner of this tract;

THENCE NORTH 43 deg 23' 25" WEST, with the northeasterly line of said Forney Group tract, a distance of 145.80 feet to a 5/8" iron rod with plastic cap stamped JDJR set for the North corner of said Forney Group tract for an interior "ell" corner of this tract;

THENCE SOUTH 46 deg 36' 35" WEST, with the northwesterly line of said Forney Group tract, a distance of 280.20 feet to a "X" cut set in concrete in the curving northeasterly line of U.S. Highway 80 (a variable width right-of-way) for the West corner of said Forney Group tract and an "ell" corner of this tract;

THENCE with said curve to the left, having an arc length of 60.28 feet, a radius of 5879.31 feet, and having a chord bearing and distance of NORTH 48 deg 54' 22" WEST, a distance of 60.28 feet to a "X" cut set in concrete in said northeasterly line for a southerly corner of Lot 2, Block A, Forney Center (Not yet Recorded) and an "ell" corner of this tract;

THENCE along the common line of said Lot 2 and Lot 1-B of said Forney Center the following courses and distances;

NORTH 46 deg 36' 35" EAST, a distance of 31.00 feet to a "X" cut set in concrete for a corner;

SOUTH 43 deg 23' 25" EAST, a distance of 31.96 to a "X" cut in concrete for a corner;

NORTH 48 deg 37' 00" EAST, a distance of 297.39 feet to a 5/8" iron rod with plastic cap stamped JDJR set for a corner;

NORTH 43 deg 23' 25" WEST, a distance of 154.38 feet to a 5/8" iron rod with plastic cap stamped JDJR set for a corner;

THENCE NORTH 46 deg 36' 35" EAST, a distance of 344.43 feet to a 5/8" iron rod with plastic cap stamped JDJR set for a corner in the westerly line of that tract of land conveyed to Sarah Harp according to the Deed filed of record in Volume 2080, Page 291 Deed Records of Kaufman County, Texas, said 5/8" iron rod also being the North corner of this tract;

THENCE SOUTH 43 deg 22' 56" EAST, with the westerly line of said Harp tract and the westerly line of the above mentioned Tuttle tract, a distance of 328.10 feet to the POINT OF BEGINNING, containing 2.97 acres of land, more or less.

INST # 2015-0020670  
Filed for record in Kaufman County  
On: 10/27/15 at 2:35 PM

INST # 2023-0011535  
Filed for record in Kaufman County  
On: 5/1/23 at 1:33 PM

NOTICE OF TRUSTEE'S SALE

WHEREAS, on the 8<sup>th</sup> day of October, 2015, TOMMY LEE GREEN, JR. and LOCARSHA LAVETTE WASHINGTON GREEN executed a Deed of Trust conveying to David J. Nowell, Trustee, the Real Estate hereinafter described to secure CHARLES SHANE HYDE in the payment of a debt therein described, said Deed of Trust being recorded in Instrument No. 2015-0019718 of the Official Public Records of Kaufman County, Texas; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 6<sup>th</sup> day of June, 2023, between ten o'clock A.M. and four o'clock P.M., I will sell the Real Estate on the front steps of the Justice Center Kaufman County, Texas to the highest bidder for cash. Such sale will occur no earlier than 10:00 A.M.

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

LOT 12-A:

All that certain lot, tract or parcel situated in the W.G. HILL SURVEY, A-228 and being a part of a 32.90 acre tract, described in Volume 578, Page 682 of the Deed Records, Kaufman County, Texas being more particularly described as follows:

BEGINNING at a point for corner, said point being in the center of a road and being N 70° 18' 43" W 275.77 feet and S 251.09 feet from the northeast corner of said 32.9 acre tract also being 25 feet east of an iron pin;

THENCE S 104.35 feet to a point for corner, said point being in the center of said road and 25 feet east of an iron pin;

THENCE W 208.71 feet to an iron pin for corner;

THENCE N 104.35 feet to an iron pin for corner;

THENCE E 208.71 feet to the PLACE OF BEGINNING, CONTAINING 0.50 ACRES OF LAND and being known as Lot 12-A; and

LOT 12-B:

All that certain lot, tract or parcel of land situated in the W.G. HILL SURVEY, A-228, Kaufman County, Texas, and being part of a 32.90 acre tract conveyed to R.B. Parrish by Dorman G. Lambright and others by Warranty Deed dated February 13, 1973, and recorded in Volume 578, Page 682 of the Deed Records of said County. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at an iron pin, said point being N 70° 18' 43" W 275.77 feet and S 146.74 feet from the northeast corner of said 32.9 acre tract;

THENCE S 104.35 feet to an iron pin for corner;

THENCE W 208.71 feet to an iron pin for corner;

THENCE N 104.35 feet to an iron pin for corner;

THENCE E 208.71 feet to the PLACE OF BEGINNING, CONTAINING 0.50 ACRES OF LAND, known as Lot 12-B.

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

WITNESS MY HAND this 4<sup>th</sup> day of May, 2023.



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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAY -5 PM 3:53  
LAURA M. HUGHES  
COUNTY CLERK  
BY:  DEPUTY

FILED FOR RECORD  
KAUFMAN CO TEXAS

2023 MAY -9 PM 1:03

LAURA A. HUGHES  
COUNTY CLERK

BY: BS  
DEPUTY

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-05349-TX

**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:** 6/6/2023  
**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 16, BLOCK K, SOUTH LAKE ESTATES NO.3, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET 1, ENVELOPE 466, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Commonly known as: 413 REDBUD DRIVE FORNEY, TX 75126-9652

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 9/14/2020 and recorded in the office of the County Clerk of Kaufman County, Texas, recorded on 9/15/2020 under County Clerk's File No 2020-0027932, in Book 6590 and Page 480 of the Real Property Records of Kaufman County, Texas.

**Grantor(s):** TOMMY RYAN ARMSTRONG, AN UNMARRIED MAN

**Original Trustee:** ALLAN B. POLUNSKY

**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 Amerifirst Financial, Inc.

**Current Mortgagee:** , its successors and assigns  
Freedom Mortgage Corporation

**Mortgage Servicer:** Freedom Mortgage Corporation

T.S. #: 2023-05349-TX

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the 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 \$206,196.00, executed by TOMMY RYAN ARMSTRONG, AN UNMARRIED MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Amerifirst Financial, 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. #: 2023-05349-TX

Dated: 5-9-23

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

*Donna Stockman*

c/o Nestor Solutions, 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 Solutions, LLC  
2850 Redhill Avenue, Suite 240  
Santa Ana, California 92705

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 MAY -9 PM 1:03  
LAURA A. HUGHES  
COUNTY CLERK  
BY: *[Signature]*  
DEPUTY

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 military duty included active duty as a member of the National Guard or National Guard of another state or as a member of the 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 letter immediately.”*

NOTICE OF SUBSTITUTE TRUSTEE’S SALE

DATE: May 8, 2023

DEED OF TRUST:

DATE: December 19, 2021

GRANTOR: Joe Anthony Martinez and Breyda Alamillo Sanchez

TRUSTEE: Robert Rockett

BENEFICIARY: Dresco Investments, Inc

PROPERTY LOCATED IN: Kaufman County, Texas

PROPERTY: BEING LOT 9, BLOCK B OF THE ROSEWOOD FARMS SUBDIVISION AS DESCRIBED BY METES AND BOUNDS ON EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

RECORDING INFORMATION: FILED UNDER DOCUMENT NUMBER 2021-0025373 IN THE REAL PROPERTY RECORDS OF KAUFMAN COUNTY, TEXAS.

NOTE:

DATE: December 19, 2021

AMOUNT: Three Hundred and Ten Thousand and No/100 Dollars (\$310,000.00)

BORROWER: Joe Anthony Martinez and Breyda Alamillo Sanchez

LENDER: Dresco Investments, Inc

HOLDER AND BENEFICIARY: Dresco Investments, Inc

SUBSTITUTE TRUSTEE: Robert J. Rockett  
307 W. 7<sup>th</sup> Street, Suite 1719  
Fort Worth, Texas, 76102-5114

DATE OF SALE: JUNE 6, 2023

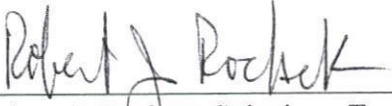
BY:   
LAURA A. HUGHES  
COUNTY CLERK

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 MAY 11 PM 3:12

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

**PLACE OF SALE OF PROPERTY:** The Front Steps of the Kaufman County Justice Center located at 1902 E. US Highway 175 Kaufman, TX 75142, or such other location as the Kaufman County Commissioners Court may designate at any time, or from time to time for such sales to take place.

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

  
\_\_\_\_\_  
Robert J. Rockett, Substitute Trustee

After recording return to:  
Robert J. Rockett  
SBN – 17129350  
307 W. 7<sup>th</sup> Street Ste. 1719  
Fort Worth, Texas 76102-5114

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 MAY 11 PM 3:12  
BY:   
LAURA A. HUGHES  
COUNTY CLERK

FILED FOR RECORD  
KAUFMAN CO TEXAS

2023 MAY 11 PM 3:12

LAURA A. HUGHES  
COUNTY CLERK

BY:   
DEPUTY

## Legal Description Exhibit "A"

All that certain lot, tract or parcel of land situated within the John Damron Survey, Abstract No. 125, Kaufman County, Texas, same being a part of that tract of land conveyed to Dresco Investments, LLC, in Volume 5090, Page 501, Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch steel rod found for the northeasterly most corner of said Dresco Investments, LLC tract;

**THENCE** South 39 degrees 31 minutes 24 seconds West, 2623.77 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 00 degrees 29 minutes 21 seconds West, 272.64 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 78 degrees 50 minutes 59 seconds West, 61.26 feet to a 1/2 inch steel rod found for corner;

**THENCE** North 00 degrees 29 minutes 21 seconds East, 1563.98 feet to a 2 inch square tubing found for corner;

**THENCE** North 00 degrees 20 minutes 22 seconds East, 743.90 feet to a 28 inch oak tree found for corner;

**THENCE** North 89 degrees 47 minutes 00 seconds East, 603.62 feet to a 5/8 inch steel rod found for corner;

**THENCE** South 89 degrees 54 minutes 39 seconds East, 1110.81 feet to the Point of Beginning and containing 41.61 acres of land.

**TOGETHER WITH AN ACCESS AND UTILITY EASEMENT AS FOLLOWS:**

**BEGINNING** at a 1/2 inch steel rod found for the southwest corner of the above described 41.61 acre tract;

**THENCE** North 00 degrees 29 minutes 21 seconds East, with the west line of the above described 41.61 acre tract, 285.00 feet to a point for corner;

**THENCE** South 89 degrees 30 minutes 39 seconds East, 60.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 00 degrees 29 minutes 21 seconds West, 272.64 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for the southeast corner of the above described 41.61 acre tract;

**THENCE** South 00 degrees 29 minutes 23 seconds West, 328.84 feet to a point for corner;

**THENCE** North 89 degrees 24 minutes 28 seconds West, 57.83 feet to a point for corner within County Road No. 4062;

**THENCE** North 14 degrees 54 minutes 06 seconds West, within County Road No. 4062, 39.96 feet to a point for corner;

**THENCE** North 03 degrees 45 minutes 20 seconds East, 148.09 feet to a 1/2 inch steel rod found for corner;

**THENCE** North 00 degrees 29 minutes 21 seconds East, 130.00 feet to the Point of Beginning.

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 military duty included active duty as a member of the National Guard or National Guard of another state or as a member of the 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 letter immediately.”*

NOTICE OF SUBSTITUTE TRUSTEE’S SALE

DATE: May 8, 2023

DEED OF TRUST:

DATE: March 12, 2021

GRANTOR: Joe Anthony Martinez and Breyda Alamillo Sanchez

TRUSTEE: Robert Rockett

BENEFICIARY: Dresco Investments, Inc

PROPERTY LOCATED IN: Kaufman County, Texas

PROPERTY: BEING LOT 9, BLOCK A OF THE ROSEWOOD FARMS SUBDIVISION AS DESCRIBED BY METES AND BOUNDS ON EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

RECORDING INFORMATION: FILED UNDER DOCUMENT NUMBER 2021-0025373 IN THE REAL PROPERTY RECORDS OF KAUFMAN COUNTY, TEXAS.

NOTE:

DATE: March 12, 2021

AMOUNT: Three Hundred and Ten Thousand and No/100 Dollars (\$310,000.00)

BORROWER: Joe Anthony Martinez and Breyda Alamillo Sanchez

LENDER: Dresco Investments, Inc

HOLDER AND BENEFICIARY: Dresco Investments, Inc

SUBSTITUTE TRUSTEE: Robert J. Rockett  
307 W. 7<sup>th</sup> Street, Suite 1719  
Fort Worth, Texas, 76102-5114


DATE OF SALE: JUNE 6, 2023

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 MAY 11 PM 3:15  
LAURA A. HUGHES  
COUNTY CLERK  
BY: [Signature]

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

**PLACE OF SALE OF PROPERTY:** The Front Steps of the Kaufman County Justice Center located at 1902 E. US Highway 175 Kaufman, TX 75142, or such other location as the Kaufman County Commissioners Court may designate at any time, or from time to time for such sales to take place.

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

  
\_\_\_\_\_  
Robert J. Rockett, Substitute Trustee

After recording return to:  
Robert J. Rockett  
SBN – 17129350  
307 W. 7<sup>th</sup> Street Ste. 1719  
Fort Worth, Texas 76102-5114

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 MAY 11 PM 3:15  
LAURA A. HUGHES  
COUNTY CLERK  
BY:   
DISTRICT

FILED FOR RECORD  
KAUFMAN CO TEXAS

2023 MAY 11 PM 3:15

LAURA A. HUGHES  
COUNTY CLERK

BY:   
DEPUTY

## Legal Description Exhibit "A"

All that certain lot, tract or parcel of land situated within the John Damron Survey, Abstract No. 125, Kaufman County, Texas, same being a part of that tract of land conveyed to Dresco Investments, LLC, in Volume 5090, Page 501, Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch steel rod found for the northeasterly most corner of said Dresco Investments, LLC tract;

**THENCE** South 00 degrees 35 minutes 32 seconds West, with the east line of said Dresco Investments, LLC tract, 1971.07 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 78 degrees 50 minutes 59 seconds West, passing a 1/2 inch steel rod found at 937.54 feet, in all 1683.48 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** North 00 degrees 29 minutes 21 seconds East, 272.64 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** North 39 degrees 31 minutes 24 seconds East, 2623.77 feet to the Point of Beginning and containing 42.46 acres of land.

**TOGETHER WITH AN ACCESS AND UTILITY EASEMENT AS FOLLOWS:**

**BEGINNING** at a 1/2 inch steel rod set and capped "Vogt 5248" for the southwest corner of the above described 42.46 acre tract;

**THENCE** South 00 degrees 29 minutes 23 seconds West, 328.84 feet to a point for corner;

**THENCE** North 89 degrees 24 minutes 28 seconds West, 57.83 feet to a point for corner within County Road No. 4062;

**THENCE** North 14 degrees 54 minutes 06 seconds West, within County Road No. 4062, 39.96 feet to a point for corner;

**THENCE** North 03 degrees 45 minutes 20 seconds East, 148.09 feet to a 1/2 inch steel rod found for corner;

**THENCE** North 00 degrees 29 minutes 21 seconds East, passing a 1/2 inch steel rod found at 130.00 feet, in all 415.00 feet to a point for corner;

**THENCE** South 89 degrees 30 minutes 39 seconds East, 60.00 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 00 degrees 29 minutes 21 seconds West, with the west line of said 42.46 acre tract, 272.64 feet to the Point of Beginning.

## Notice of Foreclosure Sale

May 11, 2023

DEED OF TRUST ("Deed of Trust"):

Dated: March 10, 2017

Grantor: GERARDO SANCHEZ and MARIA BALDERAS

Trustee: Felipe Diaz

Lender: AZEEM A. REHMAN

Recorded in: Volume 7436 Page 252 of the real property records of Kaufman County, Texas

Legal Description: see Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth at length herein.

Secures: Promissory Note ("Note") in the original principal amount of \$88,000.00, executed by GERARDO SANCHEZ and MARIA BALDERAS ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to NOE SANCHEZ ("Beneficiary") by an instrument dated May 18, 2022, recorded in Volume 8007 Page 1 of the real property records of Kaufman County, Texas

Foreclosure Sale:

Date: Tuesday, June 6, 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 p.m. and not later than three hours thereafter.

Place: 1920 US 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 NOE SANCHEZ'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, NOE SANCHEZ, 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 NOE SANCHEZ's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with NOE SANCHEZ'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 NOE SANCHEZ 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 NOE SANCHEZ. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

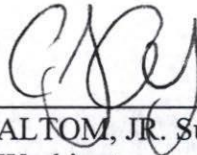
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

**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.**



---

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAY 15 PM 2:29  
LAURA A. HUGHES  
COUNTY CLERK  
BY: \_\_\_\_\_  
DEPUTY

**NOTICE OF FORECLOSURE SALE**

1. **REAL PROPERTY TO BE SOLD:** The Real Property to be sold is described as follows:

Being Lot 2, Block A of FORNEY CENTER, LOTS 1B, 2 AND 4, BLOCK A, an addition to the City of Forney, Kaufman County, Texas, according to the map or plat thereof recorded in Cabinet 3, Envelope 76, Map Records of Kaufman County, Texas. Property also described in Special Warranty Deed, by and between Forney Innkeepers I, Ltd. and Bhavi Hospitality, LLC, as recorded under County Clerk's File No. 2015-00200670, in Vol. 4906, Pg. 547, in the Official Public Records of Kaufman County, Texas.

2. **LEGAL INSTRUMENTS TO BE FORECLOSED:** Deed of Trust executed by Bhavi Hospitality, LLC, dated April 11, 2022 and recorded at Kaufman County Clerk's Document Number 2022-0017060, Official Public Records of Kaufman County Texas.

3. **DATE OF THE SALE:** The Date the Sale is to be conducted is as follows:

June 6, 2023

4. **TIME OF THE SALE:** The Sale will be conducted at the following time:

The Sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter. The Sale will be completed by no later than 4:00 p.m.

5. **PLACE OF THE SALE:**

The Sale will be conducted at Kaufman County Justice Center at 1902 Hwy 175, Kaufman, Texas, or at the place designated by the Kaufman County Commissioner's Court.

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 of the Sale. Notice of the date of any rescheduled Foreclosure Sale will be posted and filed in accordance with the posting and filing requirements of the Texas Property Code. The posting or filing of the date, time and place of a postponed Sale may be after the date, time and place originally scheduled for this Sale.

6. **TERMS OF THE 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 of the Deed of Trust 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.

A Buyer desiring to purchase the Real Property will need to demonstrate the ability to pay cash on the day the Real Property is sold.

The Sale of the Real Property 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 Real Property, if any exist, to the extent that the prior matters of record remain in force and effect and have not been subordinated to the Deed of Trust. The Sale shall not cover any part of the Real 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 public real property records to determine the nature and extend of such matters, if any.

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

Pursuant to Section 51.009 of the Texas Property Code, the Real 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 Real Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee or Substitute 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.

7. **TYPE OF SALE:** The Sale is a non-judicial Deed-of-Trust Lien Foreclosure Sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Bhavi Hospitality, LLC.
8. **OBLIGATION SECURED:** The Deed of Trust provided that it secures the payment of the indebtedness and obligations therein described (collectively, the “Obligations”) including but not limited to the Promissory Note, dated April 11, 2022 , in the original principal amount of \$259,728.29, executed by Bhavi Hospitality, LLC and payable to the order of Louisiana National Bank.

Louisiana National Bank is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust.

9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the Deed of Trust, and the Beneficiary has requested the Substitute Trustee, to conduct this Sale. Notice is given that before the sale the Beneficiary may appoint another person as the Substitute Trustee to conduct the Sale.

**FAIR DEBT COLLECTION ACT PRACTICES NOTIFICATION**

This notice is sent to you in an attempt to collect the indebtedness due as stated above, and any information obtained from you will be used for that purpose. Within thirty (30) days of receipt of this notice, you may notify Lender or the undersigned in writing of any dispute you may have regarding the validity of the indebtedness. If you fail to dispute the indebtedness within said thirty days, Lender and the undersigned will assume that the indebtedness is valid. If you dispute the indebtedness, the undersigned will provide you with verification of the indebtedness. Upon your request within said thirty days, the undersigned will provide you with the name and address of the original Lender, if different from Lender. Any request for verification of this indebtedness shall in no way extend the deadline for the payment of this debt.

**NOTICE REQUIRED BY TEXAS PROPERTY CODE SECTION 51.002(b)(1)**

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.

**PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Mike McGee  
Louisiana National Bank  
2001 North Trenton Street  
Ruston, Louisiana 71270

Dated: May 10, 2023.



Mike McGee  
Substitute Trustee  
2001 North Trenton Street  
Ruston, Louisiana 71270

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAY 15 AM 8:09  
LAURA A. HUGHES  
COUNTY CLERK  
BY: \_\_\_\_\_  
DEPUTY

**NOTICE OF FORECLOSURE SALE**

1. **REAL PROPERTY TO BE SOLD:** The Real Property to be sold is described as follows:

Being Lot 2, Block A of FORNEY CENTER, LOTS 1B, 2 AND 4, BLOCK A, an addition to the City of Forney, Kaufman County, Texas, according to the map or plat thereof recorded in Cabinet 3, Envelope 76, Map Records of Kaufman County, Texas. Property also described in Special Warranty Deed, by and between Forney Innkeepers I, Ltd. and Bhavi Hospitality, LLC, as recorded under County Clerk's File No. 2015-00200670, in Vol. 4906, Pg. 547, in the Official Public Records of Kaufman County, Texas.

2. **LEGAL INSTRUMENTS TO BE FORECLOSED:** Commercial Construction Deed of Trust and Security Agreement executed by Bhavi Hospitality, LLC, dated February 3, 2017 and recorded at Kaufman County Clerk's Document Number 2017-0002886, Official Public Records of Kaufman County Texas, and Reinstatement, Modification, Renewal, and Extension Agreement dated March 22, 2022, and recorded at Kaufman County Clerk's Document Number 2022-0013634 Official Public Records of Kaufman County, Texas..

3. **DATE OF THE SALE:** The Date the Sale is to be conducted is as follows:

June 6, 2023

4. **TIME OF THE SALE:** The Sale will be conducted at the following time:

The Sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter. The Sale will be completed by no later than 4:00 p.m.

5. **PLACE OF THE SALE:**

The Sale will be conducted at Kaufman County Justice Center at 1902 Hwy 175, Kaufman, Texas, or at the place designated by the Kaufman County Commissioner's Court.

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 of the Sale. Notice of the date of any rescheduled Foreclosure Sale will be posted and filed in accordance with the posting and filing requirements of the Texas Property Code. The posting or filing of the date, time and place of a postponed Sale may be after the date, time and place originally scheduled for this Sale.

6. **TERMS OF THE 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 of

the Deed of Trust 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.

A Buyer desiring to purchase the Real Property will need to demonstrate the ability to pay cash on the day the Real Property is sold.

The Sale of the Real Property 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 Real Property, if any exist, to the extent that the prior matters of record remain in force and effect and have not been subordinated to the Deed of Trust. The Sale shall not cover any part of the Real 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 public real property records to determine the nature and extend of such matters, if any.

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

Pursuant to Section 51.009 of the Texas Property Code, the Real 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 Real Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee or Substitute 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.

7. **TYPE OF SALE:** The Sale is a non-judicial Deed-of-Trust Lien Foreclosure Sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Bhavi Hospitality, LLC.
8. **OBLIGATION SECURED:** The Deed of Trust provided that it secures the payment of the indebtedness and obligations therein described (collectively, the “Obligations”) including but not limited to the Promissory Notes, dated February 3, 2017, in the original principal amount of \$6,363,601.73, executed by Bhavi Hospitality, LLC and payable to the order of First National Bank, and renewal promissory note dated October 23, 2019, in the original principal amount of \$6,876,023.17, executed by Bhavi Hospitality, LLC and payable to the order of First National Bank.

Louisiana National Bank formerly known as First National Bank is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and Modifications.

9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the Deed of Trust, and the Beneficiary has requested the Substitute Trustee, to conduct this Sale. Notice is given that before the sale the Beneficiary may appoint another person as the Substitute Trustee to conduct the Sale.

**FAIR DEBT COLLECTION ACT PRACTICES NOTIFICATION**

This notice is sent to you in an attempt to collect the indebtedness due as stated above, and any information obtained from you will be used for that purpose. Within thirty (30) days of receipt of this notice, you may notify Lender or the undersigned in writing of any dispute you may have regarding the validity of the indebtedness. If you fail to dispute the indebtedness within said thirty days, Lender and the undersigned will assume that the indebtedness is valid. If you dispute the indebtedness, the undersigned will provide you with verification of the indebtedness. Upon your request within said thirty days, the undersigned will provide you with the name and address of the original Lender, if different from Lender. Any request for verification of this indebtedness shall in no way extend the deadline for the payment of this debt.

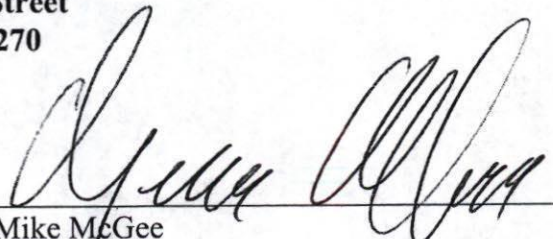
**NOTICE REQUIRED BY TEXAS PROPERTY CODE SECTION 51.002(b)(1)**

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.

**PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Mike McGee  
Louisiana National Bank  
2001 North Trenton Street  
Ruston, Louisiana 71270

Dated: May 10 2023.

  
Mike McGee  
Substitute Trustee  
2001 North Trenton Street  
Ruston, Louisiana 71270

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAY 15 AM 8:08  
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

## Notice of Foreclosure Sale

May 5, 2023

Deed of Trust ("Deed of Trust"):

Dated: April 23, 2013

Grantor: Martin Sarmiento and Irene Sarmiento

Trustee: C.E. Williams

Lender: AGN, LLC

Recorded in: Volume 127, Page 302 of the Deed Records of Kaufman County, Texas.

Legal Description: All that certain lot, tract or parcel of land known as parts of Lots 1, 2,3, and 4 in Block 23 of said Cottage Heights Addition Heights as shown by the map or plat of said C.H. Addition recorded in Vol. 127, page 302 of the Deed Records of Kaufman County, Texas described by metes and bounds as follows:

THENCE 45 degrees E. 60 feet to corner;  
THENCE S. 45 degrees E. 100 feet to corner;  
THENCE S. 45 degrees W. 60 feet to corner at the South corner of said Lot NO. 4;  
THENCE N. 45 degrees W with alley 100 feet to Place of Beginning, being a lot 60 feet by 100 feet.

Secures: Real Estate Note ("Note") in the original principal amount of \$36,475.00, executed by Martin Sarmiento and Irene Sarmiento ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 6th, 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 10:00 A.M. and no later than two hours thereafter.

Place: THE FRONT STEPS OF THE KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY COUNTY COMMISSIONER COURT. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.  
(100 West Mulberry Street, Kaufman County, 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 AGN, LLC'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, AGN, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of AGN, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with AGN, LLC'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If AGN, LLC 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 AGN, LLC. 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, 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 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.**



---

C.E. Williams, Esq.  
4747 W. Northwest Highway  
Ste. 120-190  
Dallas, TX 75220

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAY 16 AM 9:47  
LAURA A. KUBES  
COUNTY CLERK  
BY: \_\_\_\_\_  
DEPUTY

**NOTICE OF FORECLOSURE SALE**

2023 MAY 16 PM 1:19

LAURADA HUGHES  
COUNTY CLERK

BY:   
DEPUTY

Notice is hereby given of a public non-judicial foreclosure sale.

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

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.

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

**Date:** June 6, 2023

**Time:** The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place:** KAUFMAN County, on the front steps of the Kaufman County Courthouse in Kaufman, Texas, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area 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.

3. **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 cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. 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. 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 51.0075(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. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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 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.

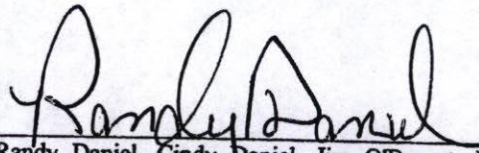
6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Shaun Harvell and Robert Hamilton and Bethany Harvell (Pro Forma) ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated December 12, 2005 and executed by Debtor in the Original Principal Amount of \$27,847.00. The current beneficiary of the Deed of Trust is NP154, LLC, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated December 12, 2005, designating Eldon J. Youngblood as the Original Trustee and is recorded in the office of the County Clerk of KAUFMAN County, Texas, under Volume 2788, Page 564, Instrument No. 00028280 and any modifications thereto, of the Real Property Records of KAUFMAN County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

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.**

DATED

5-14-23



Randy Daniel, Cindy Daniel, Jim O'Bryant, Jack Beckman, David Garvin, Richard E. Anderson, Ray Vela, Cesar DeLaGarza

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

2023 MAY 16 PM 1:19

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

§  
§  
§

**KNOW ALL PERSONS BY THESE PRESENTS**

COUNTY OF KAUFMAN

LAURALEE HUGHES  
COUNTY CLERK  
BY: BS  
DEPUTY

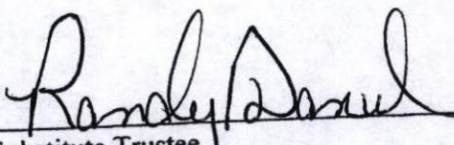
Pursuant to authority conferred upon me by the loan documents including the Assignment of Leases and Rents dated October 28, 2015, duly recorded October 30, 2015, as Document No. 2015-0020893 in the Official Public Records of Kaufman County, Texas; the Deed of Trust and Security Agreement, dated October 28, 2015, executed by Pappy's Sand & Gravel, Inc., whose principal place of business is 13851 S State Hwy 34, Scurry, Texas 75158, as Grantor, to James A. Johnson, as Trustee, and duly recorded on October 30, 2015, as Document No. 2015-0020892 in the Official Public Records of Kaufman County, Texas (the "Deed of Trust"); and that certain Security Agreement dated October 28, 2015, in favor of Newtek Small Business Finance, LLC; I, the undersigned duly appointed Substitute Trustee under said Deed of Trust or another such duly appointed Substitute Trustee or Successor Substitute Trustee under said Deed of Trust, having an address of 8101 Boat Club Road, Suite 320, Fort Worth, Texas 76179, will, in order to satisfy the indebtedness secured thereby and at the request of Newtek Small Business Finance, LLC, the owner and holder of said indebtedness, and whose mailing address is 1981 Marcus Avenue, Suite 130, Lake Success, New York 11042, default having been made in the payment of said indebtedness and/or default having been made under the covenants set out in the said Deed of Trust, sell on **Tuesday, June 6, 2023**, to the highest bidder for cash in the area designated by the Commissioners Court of Kaufman County, pursuant to § 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted), further described as the Kaufman County Courthouse located at 100 West Mulberry, Kaufman, Texas 75142, at a time not earlier than **10:00 AM** and within three hours after that time, the following described property, to-wit:

The real property described in **Exhibit A** attached hereto and made a part hereof by reference for all purposes, a part of which bears the street address of 13851 S. State Highway 34, Scurry, Texas, together with all buildings, structures, fixtures, personal property, and improvements thereon, and any and all equipment, apparatus, fixtures, inventory and all other property, belonging to the Grantor and, used in connection with or situated on the real property described in Exhibit A or the improvements thereon, including, but not limited to, all heating, lighting, refrigeration, plumbing, ventilating, incinerating, water-heating, cooking, dish washing, radio, communication, electrical and air-conditioning equipment, together with all appliances, generators, engines and machinery, elevators, pumps, motors, compressors, boilers, condensing units, disposals, range hoods, furniture, furnishings, sprinklers, wiring, pipe, doors, windows, window screens, draperies, awnings, shelving, mantels, cabinets, paneling, wall coverings and floor coverings, soil, rock, minerals, and other quarry materials, and such other goods and chattels and personal property as are ever used or furnished in operating a building or buildings or in conducting any activity therein, upon the real property herein described, and all renewals, replacements and substitutions thereof and additions and accessions thereto, whether or not the same are or shall be attached to the realty in any manner, together with all building materials and equipment delivered to such premises and intended to be installed thereon, together with all the rights, hereditament and appurtenances in anywise appertaining or belonging thereto.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKE(S) ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

**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 holder immediately.

EXECUTED May 14, 2023

  
Substitute Trustee

WHEN RECORDED RETURN TO:

Attn: Eric Zukoski  
Quilling, Selander, Lownds, Winslett & Moser, P.C.  
2001 Bryan Street, Suite 1800  
Dallas, Texas 75201  
[ezukoski@qslwm.com](mailto:ezukoski@qslwm.com)  
(214) 871-2100  
Our File No. 3446.0053

## EXHIBIT A

### Legal Description

#### Parcel 1

All that certain lot, tract or parcel of land, part of the Peter A. Smith Survey, Abstract Number 471, Kaufman County, Texas, part of that certain called 263.2388 acre tract conveyed to Janis K. Baber, et al by Dovie V. Pratt on December 17, 1983 and recorded in Volume 824, Page 306 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at an iron rod for corner in the Southeast right-of-way line of State Highway No. 243 and being South 34 deg. 12 min. 29 sec. W, 57.38 feet from the most Northerly Northwest corner of the above mentioned 263.2388 acre tract;

THENCE South 89 deg. 25 min. 15 sec. E, with the South line of County Road No. 4085, a distance of 233.09 feet to an iron rod in the West line of that certain tract conveyed to Lonnie A. Pilgrim and recorded in Volume 706, Page 267 of the Deed Records of Kaufman County, Texas;

THENCE South 0 deg. 16 min. 19 sec. W, with the West line of said tract a distance of 230.91 feet to an iron rod at the Southwest corner of same;

THENCE South 89 deg. 40 min. 57 sec. E, with the South line of said tract, a distance of 233.84 feet to an iron rod in the West line of a road and being 25.00 feet West of the East line of the Peter A. Smith Survey, Abstract Number 471 and the Northerly East line of the above mentioned 263.2388 acre tract;

THENCE South 0 deg. 06 min. 30 sec. W, with the West line of said road, 25.00 feet West of and parallel to the East line of the Peter A. Smith Survey and the Northerly East line of said 263.2388 acre tract, a distance of 1977.48 feet to an iron rod for corner,

THENCE South 38 deg. 29 min. 56 sec. W, a distance of 2247.16 feet to an iron rod for corner in the Northerly West line of said 263.2388 acre tract;

THENCE North 0 deg. 11 min. 51 sec. W, with said Northerly West line, a distance of 2387.87 feet to an iron rod in the Southeast right-of-way line of State Highway No. 34;

THENCE in a Northeasterly direction with said right-of-way line as follows:

North 33 deg. 55 min. 05 sec. E, 363.36 feet; North 53 deg. 55 min. 27 sec. W, 106.58 feet; North 34 deg. 12 min. 29 sec. E, 592.10 feet; North 3 deg. 04 min. 14 sec. E, 100.12 feet; North 34 deg. 12 min. 29 sec. E, 300.00 feet; North 31 deg. 20 min. 44 sec. E, 100.12 feet and North 34 deg. 12 min. 29 sec. E, 381.37 feet to the Place of Beginning, containing 82.818 acres of land.

**Parcel 2**

All that certain lot, tract or parcel of land, part of the Peter A. Smith Survey Abstract Number 471, Kaufman County, Texas, all of that certain Tract No. 2, called 64.3 acres, conveyed to Janis Katherine Harlan by Albert B. Harlan on March 18, 1978 and recorded in Volume 638, Page 323 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

BEGINNING at an iron rod for corner at the occupied Northwest corner of the above mentioned 64.3 acre tract, in the West line of the Peter A. Smith Survey, and being in the Southeast Right of Way line of State Highway No. 34.

THENCE North 34 deg. 12 min. 29 sec. E, with the Southeast Right of Way line of State Highway No. 34, a distance of 2362.36 ft. to an iron rod at the North corner of said 64.3 acre tract;

THENCE South 0 deg. 11 min. 51 sec. E, with the East line of said 64.3 acre tract, a distance of 3019.32 ft. to an Iron rod at the Southeast corner of same and being in the South line of the Peter A. Smith Survey, Abstract No. 471;

THENCE South 89 deg. 09 min. 45 sec. W. with the South line of said 64.3 acre tract and the South line of the Peter A. Smith Survey, a distance of 1323.65 ft. to an Iron rod at the occupied Southwest corner of said tract and said survey;

THENCE North 0 deg. 47 min. 34 sec. W. with the occupied West line of said 64.3 acre tract and the Peter A. Smith Survey, a distance of 1085.08 ft. to the place of beginning, containing 62.748 acres.

**Appointment of Substitute Trustee**

**Date:** May 11, 2023

**Borrower:** Merce Morales

**Borrower's Address:**

1241 Ridgewood  
Dallas, TX 75217

**Mortgagee:** Amado Morales

**Mortgagee's Address:**

3185 FM 2728  
Kaufman, TX 75142

**Mortgage Servicer:** Amado Morales

**Mortgage Servicer's Address:**

3185 FM 2728  
Kaufman, TX 75142

**Substitute Trustee:** Mark J. Calabria

**Substitute Trustee Address:**

201 W. Mulberry St  
Kaufman, TX 75142

**Deed of Trust**

**Date:** 12-23-2013

**Grantor:** Amado Morales

**Mortgagee:** Amado Morales

**Recording information:** 2013-0023241

**Property:** See "Exhibit A" for full legal description

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

**Date:** June 6, 2023 **Time:** 1:00 P.M.

The Deed of Trust and section 51.0075 of the Texas Property Code allow Mortgagee to remove the trustee and appoint substitute trustee. Mortgagee removes the present trustee and appoints Substitute Trustee as the trustee under the Deed of Trust. Mortgagee directs Substitute Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the state of Texas.

## **NOTICE**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

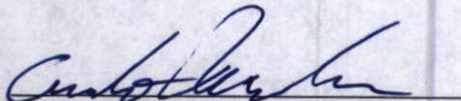
## **RECITALS**

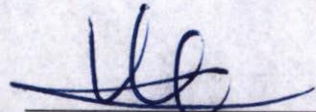
Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute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

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 91.604(a).

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

EXECUTED as of May 12, 2023

  
Amado Morales, Mortgagee and  
Mortgage Servicer  
1702 S. Jefferson St.  
Kaufman, TX 75142

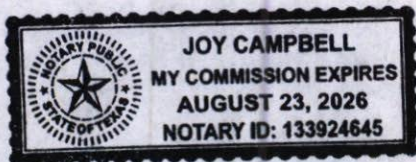
  
Mark J. Calabria, Substitute Trustee  
SBN: 03611050  
mark@caltxlaw.com  
Rebecca L. Calabria  
SBN: 13356500  
becky@caltxlaw.com  
Anne M. Calabria  
SBN: 24075722  
annie@caltxlaw.com  
CALABRIA & CALABRIA  
201 W. Mulberry Street  
Kaufman, TX 75142  
(972) 962.4144 Tel  
(972) 962.0607 Fax  
Attorneys for Amado Morales

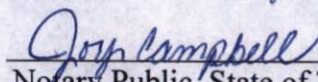
PREPARED IN THE OFFICE OF:  
Mark J. Calabria  
SBN: 03611050  
201 W. Mulberry Street  
Kaufman, TX 75142

AFTER RECORDING RETURN TO:  
201 W. Mulberry St  
Kaufman, TX 75142

THE STATE OF TEXAS           §  
  §  
COUNTY OF KAUFMAN       §

This document was acknowledged before me by Amado Morales on May 12, 2023.



  
Notary Public, State of Texas  
Notary's Printed Name:

Joy Campbell

My commission expires:

August 23, 2026

**EXHIBIT 'A'**

File No.: **1833799-KT50 (PS)**  
Property: **0 FARM ROAD 2727, Kaufman, TX 75142**

**BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE PIER TESIA SURVEY, ABSTRACT NO. 531, KAUFMAN COUNTY, TEXAS AND BEING PART OF A 142.6 ACRE TRACT OF LAND CONVEYED TO ELMO SEABOLT, ET UX BY DEED RECORDED IN VOLUME 282, PAGE 200, DEED RECORDS, KAUFMAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 1 INCH DIAMETER IRON PIPE FOUND FOR CORNER IN THE SOUTHEAST LINE OF FARM TO MARKET ROAD NO. 2727, SAID POINT BEING AT THE WEST CORNER OF A 10.729 ACRE TRACT OF LAND CONVEYED TO JOE LOUIS FIELDS AND WIFE, GEORGIA C. FIELDS, BY DEED RECORDED IN VOLUME 1366, PAGE 506, DEED RECORDS, KAUFMAN COUNTY, TEXAS AND SAID POINT ALSO BEING SOUTH 44 DEG. 59 MIN. 16 SEC. EAST, A DISTANCE OF 50.00 FEET FROM THE NORTH CORNER OF ABOVE MENTIONED 142.6 ACRE TRACT;**

**THENCE SOUTH 44 DEG. 39 MIN. 16 SEC. EAST, ALONG THE SOUTHWEST LINE OF SAID 10.729 ACRE TRACT, A DISTANCE OF 1793.48 FEET TO A 1 INCH DIAMETER IRON PIPE FOUND AT THE NORTH CORNER OF A 9.724 ACRE TRACT OF LAND CONVEYED TO DELBERT D. CURBO, BY DEED RECORDED IN VOLUME 904, PAGE 488, DEED RECORDS, KAUFMAN COUNTY, TEXAS;**

**THENCE SOUTH 45 DEG. 17 MIN. 18 SEC. WEST, ALONG THE NORTHWEST LINE OF SAID 9.724 ACRE TRACT, A DISTANCE OF 242.54 FEET TO A 1 INCH DIAMETER IRON PIPE FOUND AT THE EAST CORNER OF A 10.276 ACRE TRACT OF LAND CONVEYED TO GERALD D. BECKER AND CYNTHIA ANN BECKER, BY DEED RECORDED IN VOLUME 972, PAGE 520, DEED RECORDS, KAUFMAN COUNTY, TEXAS;**

**THENCE NORTH 45 DEG. 00 MIN. 00 SEC. WEST, (DIRECTIONAL CONTROL PER VOLUME 781, PAGE 909), ALONG THE NORTHEAST LINE OF SAID 10.276 ACRE TRACT, A DISTANCE OF 1794.91 FEET TO A 1 INCH DIAMETER IRON PIPE FOUND FOR CORNER IN THE SOUTHEAST LINE OF SAID FARM TO MARKET ROAD NO. 2727;**

**THENCE NORTH 45 DEG. 37 MIN. 33 SEC. EAST, ALONG SAID SOUTHEAST LINE, A DISTANCE OF 242.94 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.998 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. 14721**

**Recorded By:  
Kaufman County Title  
2309 S. Washington St.  
Kaufman, TX 75142**

#2013-0023241  
Filed for Record in Kaufman County TX  
12/30/2013 10:59:46 AM

INST # 2023-0013313  
Filed for record in Kaufman Cour  
On: 5/16/23 at 2:06 PM