

**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: August 01, 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 October 12, 2020 and recorded in Document CLERK'S FILE NO. 2020-0031619; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022-0019619 real property records of KAUFMAN County, Texas, with JODI E MCCREADIE A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JODI E MCCREADIE A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$295,648.00, 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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAY 15 AM 10:38  
LAURAN HUGHES  
COUNTY CLERK  
BY:  DEBY



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RANDY DANIEL, CINDY DANIEL JIM O'BRYANT, KATHY ARRINGTON, JACK BECKMAN, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, OR JAMIE DWORSKY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is 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 5-15-23 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: 5-15-23

2528 PETTUS DRIVE  
FORNEY, TX 75126

00000009800525

00000009800525

KAUFMAN

**EXHIBIT "A"**

LOT 36, IN BLOCK H, OF CLEMENTS RANCH, PHASE 5, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLIDE 573, OF THE MAP OR PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

**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: August 01, 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 November 07, 2009 and recorded in Document CLERK'S FILE NO. 2009-0019342 real property records of KAUFMAN County, Texas, with JUAN ALCARAZ SANCHEZ, WHO ACQUIRED TITLE AS JUAN ALCARAZ, JOINED HEREIN PRO FORMA BY HIS SPOUSE, MARIE DELCARMEN RANGEL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JUAN ALCARAZ SANCHEZ, WHO ACQUIRED TITLE AS JUAN ALCARAZ, JOINED HEREIN PRO FORMA BY HIS SPOUSE, MARIE DELCARMEN RANGEL, securing the payment of the indebtednesses in the original principal amount of \$91,371.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAY 15 AM 10:38  
LAURANA HUGHES  
COUNTY CLERK  
BY:  DEPUTY



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

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

*Is Saucedo*

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 5-15-23 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: 5-15-23

306 HEATH ST  
TERRELL, TX 75160

0000009809526

0000009809526

KAUFMAN

**EXHIBIT "A"**

ALL THAT CERTAIN LOT TRACT, OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, AND BEING A PART OF LOTS 3 AND 4, BLOCK 164, PASCHALL ADDITION, TO SAID CITY OF TERRELL, TEXAS;

BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER ON THE SOUTH BOUNDARY LINE OF SAID BLOCK 164, AND SAID POINT ALSO BEING ON THE NORTH BOUNDARY LINE OF HEATH STREET 150.0 FEET SOUTH 82 DEGREES 44 MINUTES 47 SECONDS EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK 164;

THENCE NORTH 08 DEGREES 30 MINUTES 49 SECONDS EAST, 100.0 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 4, A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 82 DEGREES 44 MINUTES 47 SECONDS EAST, 56.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 08 DEGREES 30 MINUTES 49 SECONDS WEST, 100.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 82 DEGREES 44 MINUTES 47 SECONDS WEST ALONG THE SOUTH BOUNDARY LINE OF SAID BLOCK 164, AND THE NORTH BOUNDARY LINE OF HEATH STREET, A DISTANCE OF 56.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5,599 SQUARE FEET OF LAND.

### Notice of [Substitute] Trustee Sale

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

**1. Date, Time and Place of Sale.**

**Date:** 08/01/2023

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

**Place:** Kaufman County, Texas at the following location: **THE FRONT STEPS OF THE KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US Highway 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 311 S. PARK STREET, TERRELL, TX 75160

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/24/2020 and recorded 07/31/2020 in Book OPR V: 6520 Page 127-137 Document 2020-0021986, real property records of Kaufman County, Texas, with **ELIJAH JAMIL BROUGHTON, JOINED HEREIN PRO FORMA BY HIS SPOUSE, ANISA J. BROUGHTON** grantor(s) and **HIGHLANDS RESIDENTIAL MORTGAGE, LTD.** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue, Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **ELIJAH JAMIL BROUGHTON, JOINED HEREIN PRO FORMA BY HIS SPOUSE, ANISA J. BROUGHTON**, securing the payment of the indebtedness in the original principal amount of **\$171,535.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 MAY 16 PM 1:19  
LAURAN HUGHES  
COUNTY CLERK  
BY: [Signature]

**Notice of [Substitute] Trustee Sale**

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

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

**LOT 9, THE RESUBDIVISION OF LOTS NO. 7, 8 AND 9 OF THE C.S. WHEELER'S SUBDIVISION OF BLOCK NO. 257, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 771, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.**

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

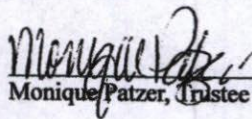
**C/O PHH Mortgage Corporation  
PO BOX 24605  
West Palm Beach, FL 33416-4605  
Phone: 877-744-2506**

**Notice of [Substitute] Trustee Sale**

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

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

**Date:** May 12, 2023

  
\_\_\_\_\_  
Monique Patzer, Trustee Sale Assistant

C/O Power Default Services, Inc.  
2300 Lakeview Parkway, Suite 756  
Alpharetta, GA 30009  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

Certificate of Posting  
I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

23TX935-0263  
4001 SPRINGFIELD LANE, HEARTLAND, TX 75126

### NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:  
  
LOT 31, BLOCK 5, OF HEARTLAND PHASE 9, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET 3, SLEEVE 421, MAP/PLAT RECORDS KAUFMAN COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated January 10, 2020 and recorded on January 13, 2020 as Instrument Number 2020-0001074 in the real property records of KAUFMAN County, Texas, which contains a power of sale.
- Sale Information:** August 01, 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 MALCOLM CARR secures the repayment of a Note dated January 10, 2020 in the amount of \$232,707.00. LAKEVIEW LOAN SERVICING LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppel, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

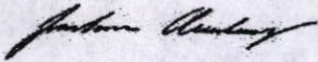
FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 MAY 18 AM 7:03  
LAURA A. HUGHES  
COUNTY CLERK  
BY:  DEPUTY



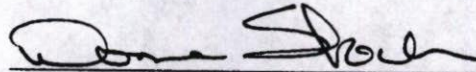
4785875

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  
6080 Tennyson Parkway, Suite 100  
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  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 18 day of May, 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 MAY 18 AM 7:03

LAURA A. HUGHES  
COUNTY CLERK

BY: ASB  
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: 08/01/2023

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 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 11/19/2012 and recorded in the real property records of Kaufman County, TX and is recorded under Clerk's File/Instrument Number 2012-0020681, Book 4240, Page 534, with Monica S. Jaurequi and Miguel A. Haro (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for NTFN, Inc mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Monica S. Jaurequi and Miguel A. Haro, securing the payment of the indebtedness in the original amount of \$127,645.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals, and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 8, BLOCK U, WINDMILL FARMS, PHASE 1A, 1B & 1C, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 213, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 MAY 18 AM 7:04  
LAURA R. HUGHES  
COUNTY CLERK  
BY: *RS*  
DEPUTY



4785681

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

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

Donna Stockman

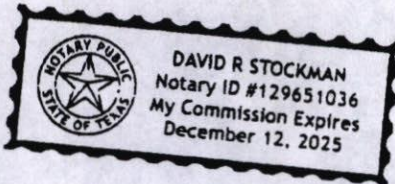
**SUBSTITUTE TRUSTEE**

Brandy Bacon, Kathy Arrington, Jack Beckman,  
Brenda Wiggs, Guy Wiggs, David Stockman, Donna  
Stockman, Janet Pinder, Brandy Bacon, Michelle  
Schwartz, Jamie Dworsky  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Parker

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18 day of May, 2023.



David R. Stockman

NOTARY PUBLIC in and for

Parker COUNTY

My commission expires: 12-12-25

Print Name of Notary:  
David R. Stockman

**CERTIFICATE OF POSTING**

My name is Donna Stockman, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 5-18-23 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

Declarants Name: Donna Stockman

Date: 5-18-23

FILED FOR RECORD  
KAUFMAN COUNTY TEXAS  
2023 MAY 18 AM 7:04  
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

23-110797

**Notice of Substitute Trustee's Sale**

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

<b>Deed of Trust Date:</b> August 1, 2018	<b>Original Mortgagor/Grantor:</b> VICTOR U. ARADILLAS AND NGA ARADILLAS
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICARY, AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> FLAGSTAR BANK, NA
<b>Recorded in:</b> <b>Volume:</b> 5758 <b>Page:</b> 366 <b>Instrument No:</b> 2018-0019025	<b>Property County:</b> KAUFMAN
<b>Mortgage Servicer:</b> FLAGSTAR BANK, NA	<b>Mortgage Servicer's Address:</b> 5151 CORPORATE DRIVE TROY, MICHIGAN 48098-2639

\* 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 \$281,801.00, executed by VICTOR U. ARADILLAS and payable to the order of Lender.

**Property Address/Mailing Address:** 2014 CARDINAL DR, FORNEY, TX 75126

**Legal Description of Property to be Sold:** LOT 8, BLOCK C, DIAMOND CREEK, PHASE 2, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 663, PLAT RECORDS, KAUFMAN COUNTY, TEXAS..

<b>Date of Sale:</b> August 1, 2023	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *GOVERNMENT NATIONAL MORTGAGE ASSOCIATION*, 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 Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the



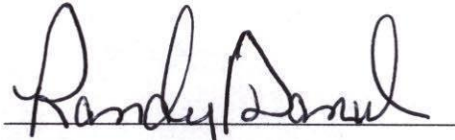
property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *GOVERNMENT NATIONAL MORTGAGE ASSOCIATION* 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 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 Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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 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

DEPUTY  
BY:   
LAURA M. HUGHES  
COUNTY CLERK  
2023 MAY 18 AM 9:43  
FILED FOR RECORD  
KAUFMAN CO. TEXAS

## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN KAUFMAN COUNTY, TEXAS, AND BEING A PART OF THE B.M. BALLARD SURVEY, ABSTRACT NO. 50, AND BEING A 6.6867 ACRE TRACT OF LAND OUT OF A CALLED 66.4264 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JO ANN HARTH, VIVIAN L. BOWERS, FREDERICK MOORE, SHIRLEY CHAMBERS, LARRY MOORE, JAMES RON MOORE, JUDY WILLIAMS, BILLY PARKER, LINDA PARKER, BILL PARKER, AND MICHAEL PARKER TO JIMMY SEAY, RICHARD MERINGTON AND RONALD STEEDMAN, RECORDED IN VOLUME 1128 AT PAGE 740, KAUFMAN COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER ON THE NORTH LINE OF COUNTY ROAD NO. 122 AND ON THE SOUTH LINE OF THE CALLED 66.4262 ACRE TRACT OF LAND, SAID CORNER BEARS NORTH 89 DEGREES 07 MINUTES 17 SECONDS EAST A DISTANCE OF 322.00 FEET FROM THE SOUTHWEST CORNER OF THE CALLED 66.4264 ACRE TRACT OF LAND;

THENCE NORTH A DISTANCE OF 690.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER ON HIGH BANK OF PRIVATE POND,

THENCE NORTH 06 DEGREES 20 MINUTES 01 SECONDS EAST A DISTANCE OF 646.82 FEET TO A POINT FOR CORNER IN PRIVATE ROAD,

THENCE SOUTH 19 DEGREES 20 MINUTES 36 SECONDS EAST A DISTANCE OF 644.91 FEET TO AN 1/2 INCH IRON ROD SET FOR CORNER ON HIGH BANK OF PRIVATE POND;

THENCE SOUTH A DISTANCE OF 720.00 FEET TO AN 1/2 INCH IRON ROD SET FOR CORNER ON THE NORTH LINE OF COUNTY ROAD NO. 122 AND THE SOUTH LINE OF THE CALLED 66.4264 ACRE TRACT OF LAND;

THENCE SOUTH 89 DEGREES 07 MINUTES 17 SECONDS WEST AND WITH THE NORTH LINE OF COUNTY ROAD NO. 122 AND THE SOUTH LINE OF THE CALLED 66.4264 ACRE TRACT OF LAND A DISTANCE OF 285.00 FEET TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING 6.6857 ACRES OF LAND, MORE OR LESS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/29/2018 and recorded in Document 2018-0029672 real property records of Kaufman County, Texas.

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

Date: 08/01/2023

Time: 10:00 AM

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

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

**5. Obligations Secured.** The Deed of Trust executed by CHRISTOPHER J WADE AND MELINDA K WADE, provides that it secures the payment of the indebtedness in the original principal amount of \$202,808.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

  
Mackie Wolf Zientz & Mann, P.C.

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

For additional sale information visit: [www.xome.com](http://www.xome.com) or (844) 400-9663

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, L.L.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

BY:   
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

2023 MAY 25 AM 9:57

FILED FOR RECORD  
KAUFMAN COUNTY TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**KAUFMAN County**

**Deed of Trust Dated:** January 24, 2008

**Amount:** \$240,408.00

**Grantor(s):** CHARLES A FULLER and YVETTE E FULLER

**Original Mortgagee:** RYLAND MORTGAGE COMPANY, AN OHIO CORPORATION

**Current Mortgagee:** WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF DISCOVERY MORTGAGE LOAN TRUST

**Mortgage Servicer and Address:** c/o CARRINGTON MORTGAGE SERVICES, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806

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. 2008-00002136

**Legal Description:** LOT 8, BLOCK K OF HEATHER HOLLOW WINDMILL FARMS PHASE 3C-SECTION 2, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 698, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

**Date of Sale:** August 1, 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.

MATTHEW HANSEN OR BRUCE MILLER, DAVID RAY, THOMAS LESTER, ASHLEE LUNA, KINNEY LESTER, RAMIRO CUEVAS, TERRY WATERS, JOSHUA SANDERS, ANGIE USELTON, AURORA CAMPOS, DANA KAMIN, LISA BRUNO, MERYL OLSEN, CONRAD WALLACE, CINDY DANIEL, JIM O'BRYANT, RANDY DANIEL, BRENDA WIGGS, GUY WIGGS, DENISE BOERNER, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, 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 Allen Garcia, ATTORNEY AT LAW  
HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2016-011118

Printed Name: Randy Daniel

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
Addison, TX 75254

BY:   
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

2023 MAY 30 PM 12:57

FILED FOR RECORD  
KAUFMAN CO TEXAS

RTS 1199  
Our Case No. 23-02414-FC

## APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 MAY 31 AM 9:53  
LAURA A. HUGHES  
COUNTY CLERK  
BY: [Signature]  
DEPUTY

THE STATE OF TEXAS  
COUNTY OF KAUFMAN

**Deed of Trust Date:**  
October 25, 2021

**Property address:**  
2112 KILDEER XING  
CRANDALL, TX 75114

**Grantor(s)/Mortgagor(s):**  
NATALIE V. SMALL AKA NATALIE SMALL,  
UNMARRIED WOMAN

**LEGAL DESCRIPTION:** Lot 6, Block "L", Wildcat Ranch Phase 2, a Subdivision in Kaufman County, Texas, according to the map or plat thereof recorded in Cabinet 3, Sleeve 584, Plat Records of Kaufman County, Texas.

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

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

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

**Date of Sale:** AUGUST 1, 2023

**Property County:** KAUFMAN

**Original Trustee:** MICHAEL BAYNES

**Recorded on:** October 27, 2021  
**As Clerk's File No.:** 2021-0044078  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, Marinosci Law Group PC, Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com

**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 Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, Marinosci Law Group PC, Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, 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, AUGUST 1, 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.**

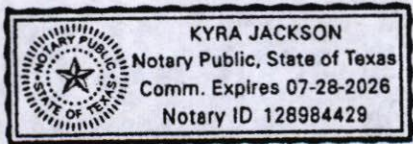
WITNESS MY HAND, May 30, 2023

MARINOSCI LAW GROUP, PC  
By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Kyra Jackson, the undersigned officer, on this, the 30 day of May 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)



[Signature]  
Notary Public for the State of TEXAS  
My Commission Expires: 7-28-2026  
Kyra Jackson  
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 23-02414

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

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 MAY 31 AM 9:53  
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

2023 JUN -1 AM 8: 03

23-01680  
6155 S FM 148, KAUFMAN, TX 75142

**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:  
SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated January 23, 2020 and recorded on February 3, 2020 at Instrument Number 2020-0003154 in the real property records of KAUFMAN County, Texas, which contains a power of sale.
- Sale Information:** August 1, 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 RICK PERKINS AND SHIRLEY C PERKINS secures the repayment of a Note dated January 23, 2020 in the amount of \$237,847.00. VILLAGE CAPITAL & INVESTMENT LLC, whose address is c/o Village Capital & Investment, LLC, 2550 Paseo Verde Parkway, Suite 100, Henderson, NV 89074, is the current mortgagee of the Deed of Trust and Note and Village Capital & Investment, 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.**



4787006

*Kirk Schwartz*

De Cubas, Lewis & Schwartz, P.C.  
Kirk Schwartz, Attorney at Law  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014

*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.  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 1 day of  
June, 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 JUN -1 AM 8:03

LAURA A. HUGHES  
COUNTY CLERK

BY:

*[Signature]*  
DEPUTY

**Exhibit A**  
**Legal Description**

All that certain 1.00 acre(s) tract of land located in S.H. Davis Survey, Abstract No. 116, Kaufman County, Texas, being the tract of land conveyed to Jamie Maldonado and Elizabeth Maldonado in deed recorded in Volume 2785, Page 235, Real Property Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a P.K. nail set at the West corner of the above mentioned 1.00 are tract, at the North of that certain 1.00 acre tract conveyed to Tim Jordon, recorded in Volume 1171, Page 472, Official Public Records, Kaufman County, Texas and being in the Southeast right of way line of Farm to Market Road No.148;

THENCE North 44 deg 14 min 35 sec East, with the Southeast right of way line of Farm to Market Road No. 148, a distance of 89.90 feet to a 3/8" iron rod found at the P.C. of a curve to the right;

THENCE continuing with said right of way line and with said curve to the right, the angle of which is 11 deg 45 min 51 sec, the radius is 278.83 feet and the tangent is 28.73 feet, a distance of 57.25 feet to a 3/8" iron rod found at the North corner of said Maldonado tract and at the West corner of that certain called 1.174 acre tract conveyed to Johnny & Sharon Odom, recorded in Volume 1483, Page 209, Deed Records, Kaufman County, Texas;

THENCE South 43 deg 22 min 25 sec East, with the Southeast line of said Maldonado tract, a distance of 291.49 feet to a 3/8" iron rod found at the East corner of same and being at the South corner of the above mention 1.174 acre tract;

THENCE South 44 deg 14 min 35 sec West, with the Southeast line of said Maldonado tract, a distance of 147.00 feet to a 3/8" iron rod found at the South corner of same and being at the East corner of above mentioned Jordon Tract;

THENCE North 43 deg 22 min 20 sec West, with the Southwest line of the Maldonado tract, a distance of 297.35 feet to the PLACE OF BEGINNING, containing 1.00001 acres of land more or less.

Parcel ID: 99.0116.0000.0050.15.01.00

Commonly known as: 6155 South FM 148, Kaufman, TX 75142

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 JUN -1 AM 8:03  
LAURA A. HUGHES  
COUNTY CLERK  
BY:  DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
10/24/2017

**Grantor(s)/Mortgagor(s):**  
THOMAS M MATHLEY, AN UNMARRIED MAN

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

**Current Beneficiary/Mortgagee:**  
U.S. BANK NATIONAL ASSOCIATION

**Recorded in:**  
**Volume:** 5490  
**Page:** 295  
**Instrument No:** 2017-0024678

**Property County:**  
KAUFMAN

**Mortgage Servicer:**  
U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
2800 Tamarack Road,  
Owensboro, KY 42301

**Legal Description:** LOT 3, BLOCK 25 OF HEARTLAND TRACT A PHASE 4A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLEEVE 300 OF THE PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

**Date of Sale:** 8/1/2023

**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.

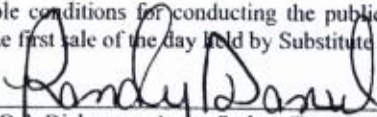
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 JUN -1 AM 11:31  
BY:   
LAURA A. HUGHES  
COUNTY CLERK

**MH File Number:** TX-22-92170-POS  
**Loan Type:** FHA

## Notice of [Substitute] Trustee Sale

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

### 1. Date, Time and Place of Sale.

**Date:** 08/01/2023

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

**Place:** Kaufman County, Texas at the following location: **THE FRONT STEPS OF THE KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US Highway 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 1019 BRIGHAM DR, FORNEY, TX 75126

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/22/2021 and recorded 07/26/2021 in Book OPR V:7116 Page 518 Document 2021-0029437, real property records of Kaufman County, Texas, with **JUAN PLASCENCIA AND SELMA PLASCENCIA, HUSBAND AND WIFE AS COMMUNITY PROPERTY** grantor(s) and **SUMMIT FUNDING, INC., A CALIFORNIA CORPORATION** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **JUAN PLASCENCIA AND SELMA PLASCENCIA, HUSBAND AND WIFE AS COMMUNITY PROPERTY**, securing the payment of the indebtedness in the original principal amount of **\$402,573.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Summit Funding, Inc.** is the current mortgagee of the note and deed of trust or contract lien.

### **Notice of [Substitute] Trustee Sale**

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

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

**LOT 28, BLOCK E, OF DEVONSHIRE PHASE 1A, AN ADDITION TO THE CITY OF DALLAS EXTRA TERRITORIAL JURISDICTION, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET 3, ENVELOPE 63, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605 West Palm Beach, FL 33416-4605**

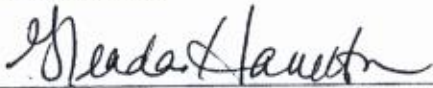
**Phone: 877-744-2506**

### Notice of [Substitute] Trustee Sale

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

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

**Date:** May 31, 2023



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

C/O Power Default Services, Inc.  
2300 Lakeview Parkway, Suite 756  
Alpharetta, GA 30009  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

Certificate of Posting  
I am \_\_\_\_\_ whose address is c/o AVT Title Services, L.L.C., 5177 Richmond Avenue, Suite 1230,  
Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office  
of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

BY: \_\_\_\_\_  
LAURAM HUGHES  
COUNTY CLERK  
DEPUTY

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 JUN -1 AM 11:35

2023 JUN -8 AM 8:56

LAURA A. HUGHES  
COUNTY CLERK

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

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

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated 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: 08/01/2023**

**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 June 1, 2023.

/s/ Danya F. Gladney ARDC# 24059786, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by: 

Printed Name: Donna Stockman

C&M No. 44-23-0589

FILED FOR RECORD  
KAUFMAN CO. TEXA  
2023 JUN -8 AM 10:56  
LAURA A. HUDN  
COUNTY CLERK  
BY:   
BIP/PTV

**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.**

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 JUN - 8 AM 8:57  
LAURA A. HERRING  
COUNTY CLERK  
NE PROPERTY

Matter No.: 105473-TX

Date: June 5, 2023

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: KAYLA SHAWTAY MOSES, A SINGLE WOMAN

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 7/27/2018, RECORDING INFORMATION: Recorded on 7/30/2018, as Instrument No. 2018-0018588 in Book 5753 Page 265 and later modified by a loan modification agreement recorded as Instrument 2020-0037723 BK 6705 PG 250 on 11/25/2020

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A OF LOT 9, IN BLOCK 6, OF HIGHLAND ADDITION, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 288, PAGE 440, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED TO GINA PICKETT AS RECORDED UNDER

INSTRUMENT NUMBER 2011-13 776, DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/1/2023, 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



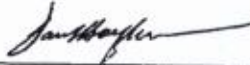
Matter No.: 105473-TX

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.

**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  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**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  
LAUFMAN CO. TEXAS  
2023 JUN - 8 AM 8:57  
LAURA A. HIGGINS  
COUNTY CLERK  
PROPERTY

105473-TX

**LEGAL DESCRIPTION RIDER**

BEING A OF LOT 9, IN BLOCK 6, OF HIGHLAND ADDITION, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 288, PAGE 440, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED TO GINA FICOTT AS RECORDED UNDER INSTRUMENT NUMBER 2011-13 776, DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTH CORNER OF SAID LOT 9, AND BEING THE EAST CORNER OF LOT 10 OF SAID BLOCK 6, SAID POINT ALSO BEING IN THE SOUTHWESTERLY LINE OF CAMPBELL STREET:

THENCE SOUTH 47 DEGREES 14 MINUTES 56 SECONDS EAST, WITH THE SOUTHWESTERLY LINE OF SAID CAMPBELL STREET, A DISTANCE OF 50.60 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE EAST CORNER OF SAID LOT 9, SAID POINT ALSO BEING THE NORTH CORNER OF LOT 8 OF SAID BLOCK 6;

THENCE SOUTH 44 DEGREES 11 MINUTES 11 SECONDS WEST, WITH THE NORTHWESTERLY LINE OF SAID LOT 8, A DISTANCE OF 144.53 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP FOUND FOR CORNER, SAME BEING THE WEST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTH CORNER OF SAID LOT 9, AND BEING THE NORTH CORNER OF LOT 7 OF SAID BLOCK 6, ALSO BEING THE EAST CORNER OF LOT 6 OF SAID BLOCK 6;

THENCE NORTH 47 DEGREES 14 MINUTES 56 SECONDS WEST, WITH THE NORTHEASTERLY LINE OF SAID LOT 6, DISTANCE OF 53.76 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND FOR CORNER, SAME BEING THE NORTH CORNER THEREOF, AND BEING THE EAST CORNER OF LOT 7 OF SAID BLOCK 6, ALSO BEING THE SOUTH CORNER OF SAID LOT 10, AND SAID POINT BEING THE WEST CORNER OF SAID LOT 9;

THENCE NORTH 45 DEGREES 26 MINUTES 13 SECONDS EAST, WITH THE SOUTHEASTERLY LINE OF SAID LOT 10, A DISTANCE OF 144.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.173 ACRES OF LAND, MORE OR LESS.

FILED FOR RECORD  
KAUFMAN CO., TEXAS  
2023 JUN -8 AM 8:51  
LATHA A. HUBBARD  
COUNTY CLERK  
M  
BY: [Signature]  
CLERK

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
9/24/2021

**Grantor(s)/Mortgagor(s):**  
ELLIOTT SINGARAM LEE AND JESSICA CHRISTINE LEE, HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

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

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2021-0039548

**Property County:**  
KAUFMAN

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

**Mortgage Servicer's Address:**  
3637 Sentara Way,  
Virginia Beach, VA 23452

**Legal Description:** LOT 6, BLOCK FF, IN AMENDED PLAT OF OVERLAND GROVE PHASE 1B, A SUBDIVISION LOCATED IN THE CITY OF FORNEY, KAUFFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER CABINET 3, PAGE 563, PLAT RECORDS OF KAUFFMAN COUNTY, TEXAS.

**Date of Sale:** 8/1/2023

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

**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 IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

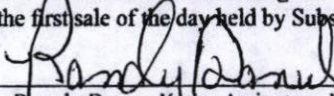
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.


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.**

  
\_\_\_\_\_  
Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, 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

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 JUN -8 AM 11:40  
LAURA A. HUGHES  
COUNTY CLERK  
BY:   
DEPUTY

**MH File Number:** TX-22-94657-POS  
**Loan Type:** FHA

Notice of Substitute Trustee's Sale

FILED FOR REC  
KAUFMAN CO TI

2023 JUN -8 AM 1

LAURA A. HUGHES  
COUNTY CLERK

BY: *BS*  
DEPUTY

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> July 30, 2021	<b>Original Mortgagor/Grantor:</b> TYLER CLINTON BLEDSOE AND NICOLE SUE PFEIFER
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LAKEVIEW LOAN SERVICING, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> 7141 <b>Page:</b> 198 <b>Instrument No:</b> 2021-0031586	<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 \$178,995.00, executed by NICOLE SUE PFEIFER; TYLER CLINTON BLEDSOE and payable to the order of Lender.

**Property Address/Mailing Address:** 5676 MCCLELLAND ST, FORNEY, TX 75126

**Legal Description of Property to be Sold:** THE FOLLOWING DESCRIBED PREMISES SITUATED IN COUNTY OF KAUFMAN, STATE OF TEXAS:

LOT 1, BLOCK B, TRINITY CROSSING NO. 1, A SUBDIVISION LOCATED IN KAUFMAN COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 456 AND DOCUMENT NO. 2018-0030968 (VOLUME 5887, PAGE 313), OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.

BEING THAT PARCEL OF LAND CONVEYED TO TYLER CLINTON BLEDSOE AND NICOLE SUE PFEIFER FROM LENNAR HOMES OF TEXAS SALES AND MARKETING LTD., A TEXAS LIMITED PARTNERSHIP BY THAT DEED DATED 07/22/2019 AND RECORDED 07/26/2019 IN BOOK 6083, PAGE 588, INSTRUMENT 2019-0017541, OF THE KAUFMAN COUNTY, TX PUBLIC REGISTRY.

PARCEL ID(S):.

<b>Date of Sale:</b> August 1, 2023	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE



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

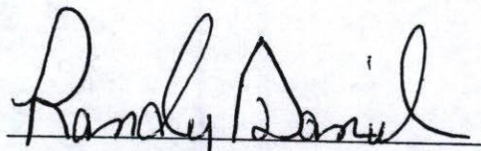
**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs 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, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs 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, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs 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.



SUBSTITUTE TRUSTEE

Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs, 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

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 JUN -8 AM 11:41  
LAURA A HUGHES  
COUNTY CLERK  
BY:  DEPUTY

A

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2023 JUN 12 AM 8:40

RECORDING REQUESTED BY:

LAURA A. HUGHES  
COUNTY CLERK

REPUTY

WHEN RECORDED MAIL TO:

Terry Waters, Bruce Miller, David Ray, Thomas Lester,  
Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua  
Sanders, Matthew Hansen, Angie Uselton, Aurora  
Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad  
Wallace, 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 92489

TS No TX07000179-23-1

APN 40573

TO No 230219864-TX-RWI

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on July 21, 2020, JOHN L SMITH JR AND KATHERINE SMITH, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CYNTHIA PORTERFIELD as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION, 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 \$110,289.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on July 22, 2020 as Document No. 2020-0020613 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 40573

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 Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, 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.

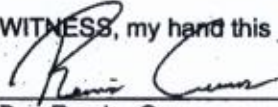
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 1, 2023 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Kaufman 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: **Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142, or in the area designated by the 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 9th day of June, 2023.

  
By: Ramiro Cuevas  
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.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: [Auction.com](http://Auction.com) at 800.280.2832**

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.

**EXHIBIT "A"**

Being a portion of Lot 3, in Block 296, of the REVISED MAP OF THE CITY OF TERRELL, Kaufman County, Texas, same being that tract of land conveyed to Willie T. Kennedy and wife, Neatha M. Kennedy, by deed recorded in Volume 450, Page 472, Deed Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point for corner, said corner lying in the intersection of the Northwest line of Sparks Street (public right-of-way) and the Northeast line of W. Newton Street (public right-of-way);

**THENCE** North 46 degrees 55 minutes 40 seconds West, along the Northeast line of said W. Newton Street, a distance of 89.00 feet to a point for corner, said corner being the South corner of a tract of land conveyed to Helen Jean Gillaspie Frazier and Clintell Gillaspie, by deed recorded in Volume 4126, Page 130, Deed Records Kaufman County, Texas;

**THENCE** North 43 degrees 04 minutes 20 seconds East, along the Southeast line of said Frazier/Gillaspie tract, a distance of 70.00 feet to a 5/8 inch iron rod found for corner, said corner being the East corner of said Frazier/Gillaspie tract, the South corner of a tract of land conveyed to Graylan Dabney, by deed recorded in Volume 4690, Page 13, Deed Records of Kaufman County, Texas, and being the West corner of Terrell Revised, an Addition to the City of Terrell, according to the Plat Recorded in Volume 138, Page 640, Deed Records of Kaufman County, Texas;

**THENCE** South 46 degrees 55 minutes 40 seconds East, along the Southwest line of said Terrell Revised Addition, a distance of 89.00 feet to a point for corner, said corner being the South corner of said Kaufman County tract, and lying along the Northwest line of said Sparks Street;

**THENCE** South 43 degrees 04 minutes 20 seconds West, along the Northwest line of said Sparks Street, a distance of 70.00 feet to the POINT OF BEGINNING and containing 6,230 square feet or 0.14 acres of land.

**NOTE:** The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

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

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

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated 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: 08/01/2023

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 June 1, 2023.

/s/ Danya F. Gladney ARDC# 24059786, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:



Printed Name: Donna Stockman

C&M No. 44-23-0589

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 JUN - 9 AM 10:57  
L. AURA A. HUGHES  
COUNTY CLERK  
BY:   
CLERK

2023 JUN -9 AM 10: 57

LAURA A. HUNTER  
COUNTY CLERK



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 105473-TX

Date: June 5, 2023

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: KAYLA SHAWTAY MOSES, A SINGLE WOMAN

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 7/27/2018, RECORDING INFORMATION: Recorded on 7/30/2018, as Instrument No. 2018-0018588 in Book 5753 Page 265 and later modified by a loan modification agreement recorded as Instrument 2020-0037723 BK 6705 PG 250 on 11/25/2020

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A OF LOT 9, IN BLOCK 6, OF HIGHLAND ADDITION, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 288, PAGE 440, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED TO GINA PICKETT AS RECORDED UNDER

INSTRUMENT NUMBER 2011-13 776, DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/1/2023, 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



Matter No.: 105473-TX

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.

**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  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**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

105473-TX

**LEGAL DESCRIPTION RIDER**

BEING A OF LOT 9, IN BLOCK 6, OF HIGHLAND ADDITION, AN ADDITION TO THE CITY OF DENVER, FAIRMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER VOLUME 288, PAGE 440, PLAT RECORDS OF FAIRMAN COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED BY DEED TO GINA PICKETT AS RECORDED UNDER INSTRUMENT NUMBER 2011-13 776, DEED RECORDS OF FAIRMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTH CORNER OF SAID LOT 9, AND BEING THE EAST CORNER OF LOT 10 OF SAID BLOCK 6, SAID POINT ALSO BEING IN THE SOUTHWESTERLY LINE OF CAMPBELL STREET;

THENCE SOUTH 47 DEGREES 14 MINUTES 56 SECONDS EAST, WITH THE SOUTHWESTERLY LINE OF SAID CAMPBELL STREET, A DISTANCE OF 50.60 FEET TO 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE EAST CORNER OF SAID LOT 9, SAID POINT ALSO BEING THE NORTH CORNER OF LOT 8 OF SAID BLOCK 6;

THENCE SOUTH 44 DEGREES 11 MINUTES 11 SECONDS WEST, WITH THE NORTHWESTERLY LINE OF SAID LOT 8, A DISTANCE OF 144.53 FEET TO A 1/2 INCH IRON ROD WITH ORANGE CAP FOUND FOR CORNER, SAME BEING THE WEST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTH CORNER OF SAID LOT 9, AND BEING THE NORTH CORNER OF LOT 7 OF SAID BLOCK 6, ALSO BEING THE EAST CORNER OF LOT 6 OF SAID BLOCK 6;

THENCE NORTH 47 DEGREES 14 MINUTES 56 SECONDS WEST, WITH THE NORTHEASTERLY LINE OF SAID LOT 6, DISTANCE OF 53.76 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND FOR CORNER, SAME BEING THE NORTH CORNER THEREOF, AND BEING THE EAST CORNER OF LOT 7 OF SAID BLOCK 6, ALSO BEING THE SOUTH CORNER OF SAID LOT 10, AND SAID POINT BEING THE WEST CORNER OF SAID LOT 9;

THENCE NORTH 45 DEGREES 26 MINUTES 13 SECONDS EAST, WITH THE SOUTHEASTERLY LINE OF SAID LOT 10, A DISTANCE OF 144.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.173 ACRES OF LAND, MORE OR LESS.

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**1. Date, Time, and Place of Sale.**

Date: August 01, 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 February 28, 2019 and recorded in Document CLERK'S FILE NO. 2019-0004637; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022-0040610 real property records of KAUFMAN County, Texas, with LEWSSI RALPH DOMINGUEZ AND HERLINDA SANTACRUZ, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LEWSSI RALPH DOMINGUEZ AND HERLINDA SANTACRUZ, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$201,235.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FLAGSTAR BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 JUN 12 PM 1:34  
LARIAN, REGGIE S  
COUNTY CLERK  
OFFICE



**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.

*Is Sa*

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 6-12-23 I filed at the office of the KAUFMAN County Clerk and caused to be posted at the KAUFMAN County courthouse this notice of sale.

Declarants Name: Michelle Pangle  
Date: 6-12-23

4006 ERIC DRIVE  
HEARTLAND, TX 75126

0000009819517

0000009819517

KAUFMAN

**EXHIBIT "A"**

LOT 22, BLOCK 29, HEARTLAND TRACT A PHASE 3A, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 37, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

### Notice of [Substitute] Trustee Sale

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

**1. Date, Time and Place of Sale.**

**Date:** 08/01/2023

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

**Place:** Kaufman County, Texas at the following location: **THE FRONT STEPS OF THE KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US Highway 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**Property Address:** 12112 Cool Water Circle, Forney, TX 75126

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/07/2006 and recorded 04/17/2006 in Book OR VOL 2863 Page 317 Document 00008738, real property records of Kaufman County, Texas, with **Vicki Dian Cook and spouse Ronald Eugene Cook** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **Deutsche Bank National Trust Company**, as Trustee for **Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Vicki Dian Cook and spouse Ronald Eugene Cook**, securing the payment of the indebtedness in the original principal amount of **\$609,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5** is the current mortgagee of the note and deed of trust or contract lien.

BY: \_\_\_\_\_  
DEPUTY  
LAURANA HUGHES  
COUNTY CLERK

2023 JUN 13 AM 9:46

FILED FOR RECORD  
KAUFMAN CO. TEXAS

### Notice of [Substitute] Trustee Sale

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

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

**Tract I:**

A part of a tract of land situated in the W.J. Swift Survey, Abstract No. 459 conveyed to Ronald Cook as recorded in Volume 1039, Page 434, Deed Records, Kaufman County, Texas, and being more particularly described by metes and bounds as follows: COMMENCE from a 1 inch iron pipe found for corner at the west corner of said Cook tract and being the North corner of a tract of land conveyed to Allan Kalich as recorded in Volume 1049, Page 845 of the Deed records of Kaufman County, Texas and being in the Southeast Right of way of F.M. Highway 740; THENCE S 44 deg. 39 min. 49 sec. East, a distance of 1,228.48 feet to a 1/2 inch iron rod found for corner, said point being the West corner of an easement for Right of way (30 foot Right of Way); THENCE N 45 deg. 26 min. 12 sec. East, a distance of 30.00 feet to a 1/2 inch iron rod found for corner, said point being the North corner of said easement;

THENCE S 44 deg. 39 min. 49 sec. East, a distance of 30.00 feet to a 1/2 inch iron rod set for corner, said point being the Place of Beginning; THENCE N 45 deg. 26 min. 12 sec. East, a distance of 185.41 feet to a 1/2 inch iron rod set for corner, said point being in a curve to the left having a radius of 60.00 feet, a chord bearing of North 75 deg. 24 min. 22 sec. East, a chord distance of 60.00 and a central angle of 59 deg. 59 min. 46 sec.; THENCE in a Easterly direction along said curve to the left, an arc length of 62.83 feet to a 1/2 inch iron rod set for corner; THENCE S 40 deg. 28 min. 36 sec. East, passing a 1/2 inch iron rod set for reference at a distance of 400 feet, continuing a total distance of 511.32

feet to a point for corner; THENCE S 45 deg. 26 min. 03 sec. West, a distance of 200.00 feet to a point for corner; THENCE N 44 deg. 39 min. 49 sec. West, passing a 1/2 inch iron rod set for reference at a distance of 140.00 feet, continuing a total distance of 540.00 feet to the PLACE OF BEGINNING and containing 117,534 square feet or 2.698 acres of land, more or less.

**Tract II:**

Non-exclusive easement rights in, over and across the following described lot, tract or parcel of land; A part of a tract of land situated in the W.J. Swift Survey, Abstract No. 459 conveyed to Ronald Cook as recorded in Volume 1039, Page 434, of the Deed Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows: COMMENCE from a 1 inch iron pipe found for corner at the west corner of said Cook Tract and being at the North corner of a tract of land conveyed to Allan Kalich as recorded in Volume 1049, Page 845 of the Deed Records of Kaufman County, Texas and being in the Southeast Right of way of F.M. Highway 740;

THENCE N 23 deg. 31 min. 31 sec. East, a distance of 224.87 feet to 1/2 inch iron rod found for corner, said point being the PLACE OF BEGINNING; THENCE N 23 deg. 31 min. 31 sec. East, along the said Southeast Right of Way of F.M. Highway 740, a distance of 32.32 feet to an 'X' set for corner, said point being in a curve to the left having a radius of 1,477.69 feet, a chord bearing of North 22 deg. 53 min. 45 sec. East, a chord distance of 32.47 feet, and a central angle of 01 deg. 15 min. 32 sec; THENCE in a Northeasterly direction along said

curve to the left, an arc length of 32.47 feet to a 1/2 inch iron rod found for corner; THENCE S 44 deg. 36 min. 30 sec. East, a distance of 378.63 feet to a 1/2 inch iron rod found for corner; THENCE N 45 deg. 17 min. 23 sec. East, a distance of 29.90 feet to a 1/2 inch iron rod set for corner; THENCE S 44 deg. 37 min. 17 sec. East, a distance of 906.23 feet to a capped 1/2 inch iron rod found for corner, said point being in a curve to the left having a radius of 60.00 feet, a chord bearing of South 45 deg. 20 min. 02 sec. West, a chord distance of 59.96 feet, and a central angle of 59 deg. 57 min. 05 sec; THENCE in a Southwest direction along said curve to the left, an arc length of 62.78 feet, to a capped 1/2 inch iron rod found for corner; THENCE N 44 deg. 37 min. 17 sec.

West, a distance of 819.71 feet to a capped 1/2 inch iron rod found for corner; THENCE N 63 deg. 50 min. 39 sec. West, a distance of 90.93 feet to a 1/2 inch iron rod found for corner; THENCE N 44 deg. 36 min. 30 sec. West, a distance of 354.84 feet to the PLACE OF BEGINNING and containing 77,287 square feet or 1.774 acres of land, more or less.

TS No.: 2016-01814-TX  
21-000186-673

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

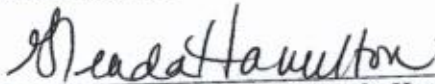
**C/O PHH Mortgage Corporation**  
**PO BOX 24605 West Palm Beach, FL 33416-4605**  
**Phone: 877-744-2506**

### Notice of [Substitute] Trustee Sale

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

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

**Date: June 8, 2023**



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

C/O Power Default Services, Inc.  
2300 Lakeview Parkway, Suite 756  
Alpharetta, GA 30009  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

I am \_\_\_\_\_ <sup>Certificate of Posting</sup> whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,  
Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office  
of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
5/14/2004

**Original Beneficiary/Mortgagee:**  
BEAZER MORTGAGE CORPORATION

**Recorded in:**  
Volume: 2432  
Page: 264  
Instrument No: 00011793

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
HUGH LYLE YANDELL, AN UNMARRIED MAN

**Current Beneficiary/Mortgagee:**  
Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-2  
**Property County:**  
KAUFMAN

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119

**Legal Description:** BEING LOT 7, BLOCK F OF DEERFIELD HEIGHTS, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2 ENVELOPE 511, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

**Date of Sale:** 8/1/2023

**Earliest Time Sale Will Begin:** 10am

**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.

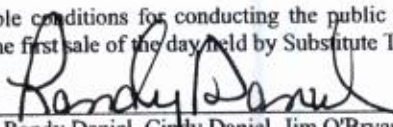
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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, Cindy Daniel, Jim O'Bryant  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 JUN 15 AM 11:26  
LAURICA HUGHES  
COUNTY CLERK  
BY: [Signature] mh

**MH File Number:** TX-23-97193-POS  
**Loan Type:** Conventional Residential

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS                   §  
  §  
COUNTY OF KAUFMAN           §

WHEREAS, the property herein described is subject to the Amended and Restated Community Declaration of Covenants, Conditions and Restrictions for Heartland, dated December 29, 2011, and recorded as Instrument No. 2011-0019517 of the Official Public Records of Kaufman County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the “Declaration”). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Heartland Community Association on April 9, 2021, April 14, 2022, and June 22, 2022, sent notice of default in payment of assessments to **EMELY LIZETT REED and BRADLEY JOE REED, wife and husband**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **EMELY LIZETT REED and BRADLEY JOE REED, wife and husband**, have continued to default in the payment of their indebtedness to Heartland Community Association and the same is now wholly due, and Heartland Community Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Heartland Community Association.

**NOW, THEREFORE**, notice is hereby given that on **Tuesday, the 1<sup>st</sup> of August, 2023**, between 10:00 a.m. and 4:00 p.m., Heartland Community Association will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Courthouse, 1902 E. US Highway 175, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place not later than three (3) hours thereafter.

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

**Assert and protect your rights as a member of the armed forces of the United**

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

SIGNED: June 21, 2023.

HEARTLAND COMMUNITY  
ASSOCIATION

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

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

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

Given under my hand and affirmed seal of office, on June 21, 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 17, Block 5, HEARTLAND TRACT A PHASE 1A, an addition in Kaufman County, Texas, according to Map or Plat thereof recorded in Volume 2, Page 705, Plat Records of Kaufman County, Texas, (the "Property").

FILED FOR RECORD  
KAUFMAN CO TEXAS

2023 JUN 21 AM 9:54

LAURA A. HUGHES  
COUNTY CLERK

BY:  DEPUTY

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
  §  
COUNTY OF KAUFMAN           §

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

WHEREAS, Travis Ranch Property Owners Association, Inc. on June 19, 2019, January 27, 2020, and February 3, 2021, sent notice of default in payment of assessments to **CARLOS A. AVILA GONZALEZ, an unmarried man**, being the reputed owner or current owner of said real property; and

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

NOW, THEREFORE, notice is hereby given that on **Tuesday, the 1<sup>st</sup> of August, 2023**, between 10:00 a.m. and 4:00 p.m., Travis Ranch Property Owners Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Courthouse, 1902 E. US Highway 175, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place not later than three (3) hours thereafter.

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

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

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

SIGNED: June 21, 2023.

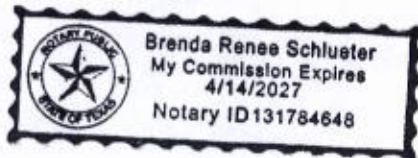
TRAVIS RANCH PROPERTY OWNERS  
ASSOCIATION, INC.


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

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §

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

Given under my hand and affirmed seal of office, on June 21, 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 3, Block FF, of TRAVIS RANCH, Phase 2C, an Addition to Kaufman County, Texas, according to the Map/Plat recorded in County Clerk's File No. 2017-0009358, Official Public Records of Kaufman County, Texas and in Cabinet 3, Envelope 332, of the Map/Plat Records of Kaufman County, Texas (the "Property").

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 JUN 21 AM 9:55  
LAURA A. HUGHES  
COUNTY CLERK  
BY:   
OFFICIAL

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS                   §  
  §  
COUNTY OF KAUFMAN         §

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

WHEREAS, Travis Ranch Property Owners Association, Inc. on June 15, 2021, July 30, 2021, and October 21, 2021, sent notice of default in payment of assessments to **LASHAWN R. CABALLERO, an unmarried woman**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **LASHAWN R. CABALLERO, an unmarried woman**, has continued to default in the payment of their indebtedness to Travis Ranch Property Owners Association, Inc. and the same is now wholly due, and Travis Ranch Property Owners Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Travis Ranch Property Owners Association, Inc.

**NOW, THEREFORE**, notice is hereby given that on **Tuesday, the 1<sup>st</sup> of August, 2023**, between 10:00 a.m. and 4:00 p.m., Travis Ranch Property Owners Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Courthouse, 1902 E. US Highway 175, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place not later than three (3) hours thereafter.

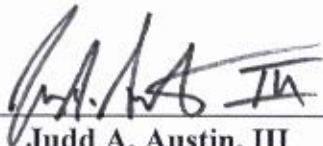
Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

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

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

SIGNED: June 21, 2023.

TRAVIS RANCH PROPERTY OWNERS  
ASSOCIATION, INC.


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

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS    §

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

Given under my hand and affirmed seal of office, on June 21, 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 11, Block C of TRAVIS RANCH Phase 2D, a Subdivision in Kaufman County, Texas, according to the Map or Plat thereof recorded in Cabinet 3, Sleeve 486, Plat Records, Kaufman County, Texas (the "Property").

FILED FOR RECORD  
KAUFMAN COUNTY TEXAS  
2023 JUN 21 AM 9:54  
LAURA A. HUGHES  
COUNTY CLERK  
BY:  REPLY

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
   §  
COUNTY OF KAUFMAN         §

**WHEREAS**, the property herein described is subject to the Amended and Restated Community Declaration of Covenants, Conditions and Restrictions for Heartland, dated December 29, 2011, and recorded as Instrument No. 2011-0019517 of the Official Public Records of Kaufman County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

**WHEREAS**, Heartland Community Association on May 3, 2018, June 18, 2018, November 9, 2018, November 3, 2020, and April 11, 2022, sent notice of default in payment of assessments to **BOBBY CHARLES CASTLEBERRY**, being the reputed owner or current owner of said real property; and

**WHEREAS**, the said **BOBBY CHARLES CASTLEBERRY**, have continued to default in the payment of their indebtedness to Heartland Community Association and the same is now wholly due, and Heartland Community Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Heartland Community Association.

**NOW, THEREFORE**, notice is hereby given that on **Tuesday, the 1<sup>st</sup> of August, 2023**, between 10:00 a.m. and 4:00 p.m., Heartland Community Association will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Courthouse, 1902 E. US Highway 175, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place not later than three (3) hours thereafter.


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

**Assert and protect your rights as a member of the armed forces of the United**

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

SIGNED: June 21, 2023.

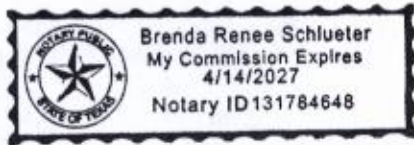
HEARTLAND COMMUNITY  
ASSOCIATION

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

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

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

Given under my hand and affirmed seal of office, on June 21, 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 1, Block 19, HEARTLAND, Tract A, Phase 3A, an Addition to Kaufman County, Texas, according to the Map/Plat thereof recorded in Cabinet 3, Envelope 37, Map/Plat Records of Kaufman County, Texas (the "Property").**

FILED FOR RECORD  
KAUFMAN CO TEXAS

2023 JUN 21 AM 9: 53

LAURA A. HUGHES  
COUNTY CLERK

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

DEPUTY

FILED FOR RECORD  
KAUFMAN CO TEXAS

2023 JUN 22 AM 10:05

LAURA A. HUGHES  
COUNTY CLERK

BY:   
DEPUTY

## Notice of Substitute Trustee Sale

T.S. #: 23-9117

**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:** 8/1/2023  
**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:

Being Lot 21, in Block J, of Briarwood Hills, Phase 1, an Addition to Kaufman County, Texas, according to the plat thereof recorded in Cabinet 4, Slide 30, of the Plat Records of Kaufman County, Texas.

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 7/29/2022 and is recorded in the office of the County Clerk of Kaufman County, Texas, under County Clerk's File No 2022-0029711, recorded on 8/2/2022, of the Real Property Records of Kaufman County, Texas.  
Property Address: 1632 BRIAR HUNT DRIVE FORNEY Texas 75126

<b>Trustor(s):</b>	<b>JOSE RAMIREZ GARCIA and MAGALLY LOPEZ</b>	<b>Original Beneficiary:</b>	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS BENEFICIARY, AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS LLC DBA TOWN SQUARE MORTGAGE, ITS SUCCESSORS AND ASSIGNS</b>
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<b>Current Beneficiary:</b>	<b>Planet Home Lending, LLC</b>	<b>Loan Servicer:</b>	<b>Planet Home Lending, LLC</b>
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<b>Current Substituted Trustees:</b>	<b>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</b>
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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.

T.S. #: 23-9117

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JOSE RAMIREZ GARCIA and MAGALLY LOPEZ, 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 \$363,537.00, executed by JOSE RAMIREZ GARCIA and MAGALLY LOPEZ, HUSBAND AND WIFE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS BENEFICIARY, AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS LLC DBA TOWN SQUARE MORTGAGE, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JOSE RAMIREZ GARCIA and MAGALLY LOPEZ, HUSBAND AND WIFE to JOSE RAMIREZ GARCIA and MAGALLY LOPEZ. 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: JUN 22 2023

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

BY:   
LAURA A. HUGHES  
COUNTY CLERK

2023 JUN 22 AM 10:06

FILED FOR RECORD  
KAUFMAN CO TEXAS

T.S. #: 23-9117

**AFTER RECORDING, PLEASE RETURN TO:**  
Prestige Default Services, LLC  
16801 Addison Road, Suite 350  
Addison, Texas 75001  
Attn: Trustee Department

FILED FOR RECORD  
KAUFMAN CO TEXAS

2023 JUN 22 AM 10: 06

LAURA A. HUGHES  
COUNTY CLERK

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



**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:** 08/01/2019  
**Grantor(s):** RAMON JOHNSON SR AND BRITTNAY WILLIAMS, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$201,760.00  
**Recording Information:** Book 6095 Page 8 Instrument 2019-0018463  
**Property County:** Kaufman  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1104 CUMBERLAND DRIVE, FORNEY, TX 75126

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Specialized Loan Servicing LLC  
**Mortgage Servicer:** Specialized Loan Servicing LLC  
**Current Beneficiary:** Specialized Loan Servicing LLC  
**Mortgage Servicer Address:** 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of August, 2023  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 in Kaufman County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Kaufman County Commissioner's Court, at the area most recently designated by the Kaufman County Commissioner's Court.

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

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

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

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

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

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

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

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

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 350, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Randy Dault whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 6-22-23 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

By: Randy Dault

**Exhibit "A"**

LOT 9, BLOCK H, WINDMILL FARMS, PHASE 1A, 1B & 1C, AND ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 213, PLAT RECORDS, KAUFMAN COUNTY, TEXAS

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 JUN 22 AM 10:50  
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

23-119716

**Notice of Substitute Trustee's Sale**

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

<b>Deed of Trust Date:</b> April 28, 2003	<b>Original Mortgagor/Grantor:</b> DANA MARIE WALKER AND DONALD SHANE CANIDA
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR RYLAND MORTGAGE COMPANY., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> BANK OF AMERICA, N.A.
<b>Recorded in:</b> <b>Volume:</b> 2193 <b>Page:</b> 000286 <b>Instrument No:</b> 09689	<b>Property County:</b> KAUFMAN
<b>Mortgage Servicer:</b> NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd, Coppell, TX 75019

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

**Secures:**Note in the original principal amount of \$109,924.00, executed by DANA MARIE WALKER AND DONALD SHANE CANIDA and payable to the order of Lender.

**Property Address/Mailing Address:** 1019 SINGLETREE DRIVE, FORNEY, TX 75126

**Legal Description of Property to be Sold:** LOT 15, BLOCK A, WINDMILL FARMS, PHASE 1A, 1B, & 1C, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 213, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

<b>Date of Sale:</b> August 01, 2023	<b>Earliest time Sale will begin:</b> 11:00 AM
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**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, *BANK OF AMERICA, N.A.*, the owner and holder of the Note, has requested Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 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)



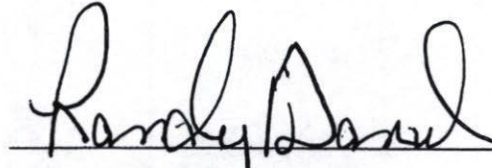
has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *BANK OF AMERICA, N.A.* 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, Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 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 Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

BY:   
LAURA A. HUGHES  
COUNTY CLERK

2023 JUN 22 AM 10:50

FILED FOR RECORD  
KAUFMAN CO. TEXAS

23-123265

### Notice of Substitute Trustee's Sale

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

<b>Deed of Trust Date:</b> March 5, 2021	<b>Original Mortgagor/Grantor:</b> CURTIS CARR
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LOANDEPOT.COM, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> 6869 <b>Page:</b> 201 <b>Instrument No:</b> 2021-0008717	<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 \$285,833.00, executed by CURTIS CARR and payable to the order of Lender.

**Property Address/Mailing Address:** 3809 NOBLEWOOD DRIVE, HEARTLAND, TX 75126

**Legal Description of Property to be Sold:** LOT 7, BLOCK 30, HEARTLAND PHASE 10B, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET 3, PAGE 422, MAP AND/OR PLAT RECORDS, KAUFMAN COUNTY, TEXAS, TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 5755, PAGE 124, AND VOLUME 5803, PAGE 527, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.

<b>Date of Sale:</b> August 01, 2023	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested 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 Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800



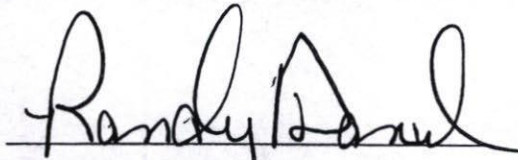
Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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 Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky OR Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs OR Randy Daniel or Cindy Daniel or Jim O'Bryant, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 JUN 22 AM 10:51  
LAURA A. HUGHES  
COUNTY CLERK  
BY:  DEPUTY

## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE CHARLES ASKINS SURVEY, ABSTRACT NO.2, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 3.838 ACRE TRACT CONVEYED TO GEORGE C. RENFRO, ET UX BY ROBERT G. BEGEMAN, ET UX ON NOVEMBER 3, 1986, RECORDED IN VOL. 872 PAGE 283 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND PART OF THAT CERTAIN CALLED 16.344 ACRE TRACT CONVEYED TO GEORGE C. RENFRO AND KITTY RENFRO ON APRIL 2, 2003, RECORDED IN VOLUME 2176 PAGE 143 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE NORTHERLY NORTHWEST LINE OF THE ABOVE MENTIONED 16.344 ACRE TRACT, IN THE CENTERLINE OF COUNTY ROAD NO. 155, FROM WHICH A 3/8 INCH IRON ROD SET IN THE SOUTHEAST LINE OF SAID ROAD BEARS SOUTH 44 DEGREES 45 MINUTES 37 SECONDS E-18.00 FEET AND SAID BEGINNING POINT BEING NORTH 45 DEGREES 43 MINUTES 53 SECONDS E-21.33 FROM THE NORTH CORNER OF THE ABOVE MENTIONED 3.838 ACRE TRACT.

THENCE SOUTH 44 DEGREES 45 MINUTES 37 SECONDS EAST, A DISTANCE OF 204.06 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER.

THENCE SOUTH 44 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 13.93 FEET TO A 3/8 INCH IRON ROD SET IN THE NORTHERLY SOUTHWEST LINE OF SAID 16.344 ACRE TRACT AND BEING IN THE NORTHEAST LINE OF SAID 8.838 ACRE TRACT.

THENCE SOUTH 46 DEGREES 50 MINUTES 04 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID 3.838 ACRE TRACT, PASSING THE EAST CORNER OF SAME, CONTINUING A TOTAL DISTANCE OF 240.99 FEET TO A 3/8 INCH IRON ROD SET AT AN ELL CORNER OF SAID 16.344 ACRE TRACT AND BEING AT THE WEST CORNER OF A CERTAIN 0.11 ACRE TRACT, RECORDED IN THE ABOVE MENTIONED VOL. 2176 PAGE 143 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS.

THENCE SOUTH 38 DEGREES 10 MINUTES 46 SECONDS WEST, A DISTANCE OF 261.87 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER.

THENCE NORTH 46 DEGREES 50 MINUTES 04 SECONDS WEST, A DISTANCE OF 212.25 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER.

THENCE NORTH 38 DEGREES 10 MINUTES 46 SECONDS EAST, A DISTANCE OF 241.60 FEET TO A 3/8 INCH IRON ROD SET FOR CORNER.

THENCE NORTH 44 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 235.71 FEET TO POINT IN THE NORTHWEST LINE OF THE ABOVE MENTIONED 3.838 ACRE TRACT AND BEING IN THE CENTERLINE OF COUNTY ROAD NO. 155, FROM WHICH A 3/8 INCH IRON ROD SET IN THE SOUTHEAST LINE OF SAID ROAD BEARS SOUTH 44 DEGREES 45 MINUTES 37 SECONDS E-18.08 FEET,

THENCE NORTH 45 DEGREES 43 MINUTES 53 SECONDS EAST, WITH THE CENTERLINE OF COUNTY ROAD NO. 155, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.439 ACRES OF LAND, OF WHICH 0.014 OF AN ACRE IS WITHIN THE ABOVE MENTIONED COUNTY ROAD NO. 155.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/11/2015 and recorded in Document 2015-0023794 real property records of Kaufman County, Texas.

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

Date: 08/01/2023

Time: 10:00 AM

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

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

**5. Obligations Secured.** The Deed of Trust executed by KITTY M. RENFRO AND GEORGE C. RENFRO, provides that it secures the payment of the indebtedness in the original principal amount of \$282,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

I am Randy Daniel whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6-22-23 I filed this Notice of Foreclosure Sale at the office of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 JUN 22 AM 10:48  
LAURA A. HUGHES  
COUNTY CLERK  
BY: [Signature] DEPUTY

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

**NOTICE OF SALE**

**PURSUANT TO AUTHORITY** conferred upon the Trustee by that certain Deed of Trust dated July 24, 2014, executed by **BRANDY MICHELLE HARRIS, A SINGLE WOMAN** ("Mortgagor") to Michael L. Riddle, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. (MERS) solely as Nominee for Lender, **COUNTRYPLACE MORTGAGE, LTD** ("Mortgagee"), filed for record under 2014-0012565, Official Public Records of Kaufman County, Texas, and assigned to **COUNTRYPLACE MORTGAGE, LTD**, by that certain Assignment of Deed of Trust dated June 11, 2019, filed for record under Instrument No. 2019-0013588, Official Public Records of Kaufman County, Texas, Mortgagee appoints K. Clifford Littlefield, whose address is listed below, Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, or Guy Wiggs, whose business address is 1 Mauchly, Irvine, CA 92618, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, August 1, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Kaufman County Courthouse at the place designated by the Commissioner's Court for such sales in Kaufman County, Texas, (on the steps of the county courthouse, or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2023 JUN 27 AM 9:08

LAURA A. HUNTER  
CLERK  
NOTARY PUBLIC

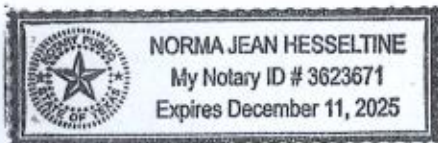
EXECUTED this 23 day of June, 2023.

*K. Littlefield*

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

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 23 day of June, 2023, to certify which witness my hand and official seal.



*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Property Legal Description  
EXHIBIT "A"

BEING all that certain tract or parcel of land in the Thomas L. Williams Survey, A-583, Kaufman County, Texas, and being all that called 4.000 acre tract as conveyed from Kenneth E. Smith et ux to Heartland Homes, as recorded in Volume 1410, Page 929, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the south corner of said tract, said point being in the northeast line of a 20.000 acre tract conveyed to Carole S. Giddings as recorded in Volume 1163, Page 520, being N44°06'34"W, a distance of 255.12 feet from the east corner of said Giddings tract and being the west corner of a 30 foot access easement retained by Heartland Homes as recorded in Volume 1408, Page 517;

THENCE N44°06'34"W, along the southwest line of said 4.000 acre tract, a distance of 1018.97 feet to a 2" iron pipe found for corner;

THENCE N46°34'14"E, a distance of 170.75 feet to a 1/2" iron rod set for corner at the north corner of said 4.000 acre tract;

THENCE S44°06'34"E, a distance of 1020.39 feet to a 1/2" iron rod set for corner at the east corner of said 4.000 acre tract;

THENCE S47°02'45"W, a distance of 170.78 feet to the POINT OF BEGINNING and containing 3.997 acres of land, more or less.

TOGETHER WITH THE FOLLOWING 30' ACCESS BASEMENT:

BEING all that certain tract or parcel of land in the Thomas L. Williams Survey, A-583, Kaufman County, Texas, and being all that 0.176 acre access easement as retained by Heartland Homes as recorded in a 1.000 acre deed from Heartland Homes to Karen White, as recorded in Volume 1408, Page 517, at the Deed Records of Kaufman County, Texas, and being a 30 foot wide access easement being more particularly described as follows;

BEGINNING at a 1/2" iron rod set for corner at the west corner of said tract, said point being in the northeast line of a 20.000 acre tract conveyed to Carole S. Giddings as recorded in Volume 1163, Page 520, and being N44°06'34"W, a distance of 255.12 feet from the east corner of said Giddings tract and the south corner of said Karen White tract;

THENCE N47°02'45"E, a distance of 30.01 feet to a 1/2" iron rod set for corner;

THENCE S44°06'34"E, along the northeast line of said 30' access easement, a distance of 255.12 feet to a point in the centerline of County Road No. 4069, a 1/2" iron rod set for witness bears N44°06'34"W, 21.37 feet;

THENCE S47°02'45"W, along the centerline of said County Road, a distance of 30.01 feet to the south corner of said Karen White tract, a 1/2" iron rod set for witness bears N44°06'34"W, 21.30 feet;

THENCE N44°06'34"W, along the southwest line of said Karen White 1.000 acre tract, a distance of 255.12 feet to the POINT OF BEGINNING and containing 0.176 acres, more or less, in the herein described access easement.

**Notice of Foreclosure Sale**

August 1, 2023

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 JUL -5 PM 4:11  
LAURA A. HUGHES  
COUNTY CLERK  
PC  
DEPUTY

DEED OF TRUST ("Deed of Trust"):

Dated: February 01, 2021

Grantor: MARIA D. MARTINEZ and RAMON ALEJANDRO HERNANDEZ-CALDERON

Trustee: KEVIN A. GARCIA VELASQUEZ

Lender: PCS POWER CLEAN SERVICES

Recorded in: Vol. 7592 Page 485 of the real property records of Kaufman County, Texas

Legal Description: Lot Ten (10) of GASTONIA ESTATES, an addition to Kaufman County, Texas, according to the plat thereof in Cabinet 3, Page 461, of the Plat Records of Kaufman County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$71,900.00, executed by MARIA D. MARTINEZ and RAMON ALEJANDRO HERNANDEZ-CALDERON ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: **Tuesday, August 1, 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: Courthouse steps of the Kaufman County Courthouse at 1902 E. U.S. Hwy 175 Kaufman, Texas 75142

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that PCS POWER CLEAN SERVICES'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, PCS POWER CLEAN SERVICES, 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 PCS POWER CLEAN SERVICES's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with PCS POWER CLEAN SERVICES'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 PCS POWER CLEAN SERVICES 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 PCS POWER CLEAN SERVICES. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

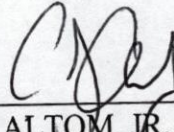
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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.  
Attorney for Mortgagee  
706 S. Washington  
Kaufman, TX 75142  
Telephone (972) 962-8300  
Telecopier (972) 932-2169

**Notice of Foreclosure Sale**

August 1, 2023

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 JUL -5 PM 4:12  
LAURA A. HUGHES  
COUNTY CLERK  
BY: [Signature] OFFICE

DEED OF TRUST ("Deed of Trust"):

Dated: March 10, 2017

Grantor: GERARDO SANCHEZ and MARIA BALDERAS

Trustee: GIL J. ALTOM, JR.

Lender: AZEEM A. REHMAN

Recorded in: V. 7436 P. 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 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, 2023, recorded in V. 8007 P.1 of the real property records of Kaufman County, Texas

Foreclosure Sale:

Date: **Tuesday, August 1, 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: the steps of the Kaufman County Courthouse located at 1902 E. U.S. Highway 175 Kaufman Texas.

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.

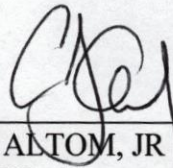
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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  
706 S. Washington  
Kaufman, TX 75142  
Telephone (972) 962-8300  
Attorney for Mortgagee

Property: 10800 CR 4090, Scurry, TX 75158/Kaufman County

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

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 immediately.

Deed of Trust                    DATE: July 26, 2021

Grantor:                         BUILDING CM SOLUTIONS, LLC

Mortgagee/Lender:         Bank of DeSoto, N.A.  
   PO Box 7777  
   DeSoto, Texas 75123

Recording Information:     Deed of Trust:  
   Office of the County Clerk, Kaufman County, Texas, Document Number 2021-0030239

Assignment of Rent, Income, and Receipts:  
Office of the County Clerk, Kaufman County, Texas, Document Number 2021-0030240

Property/County:            10800 CR 4090, Scurry, TX 75158/Kaufman County

Legal Description:         See attached "Exhibit A".

Date of Sale:                 August 1, 2023

Earliest Time Sale will Begin:    12:00 P.M.

Place of Sale of Properties:        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.

The Substitute Trustee will sell the property by public auction to the highest bidder or bidders 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 is being sold subject to all matters which are prior to the Deed of Trust, which affect title thereto, and which are superior interest therein.

Dated: June 14, 2023



Vicki K. McCarthy  
Substitute Trustee(s)  
c/o Law Office of Vicki K. McCarthy  
114 South 5<sup>th</sup> Street  
Midlothian, TX 76065  
Office (972) 296-9971  
Fax (972)709-3181  
Email: vmccar1106@aol.com

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2023 JUL -7 PM 1:48  
LAURA A. HUGHES  
COUNTY CLERK  
BY:  DEPUTY

**Exhibit "A"**  
**Legal Description**

All that certain lot, tract or parcel of land within the W. BOLES Survey, Abstract No. 28, Kaufman County, Texas, and being all the residue of a called 66.043 acre tract conveyed to Robert C Page as described and recorded in Document No. 2016-0026619 of the Official Public Records Kaufman County, Texas, and being all of a called 5.000 acre tract conveyed to Cindy Page as described and recorded in Document No. 2012-0013573 of the Official Public Records Kaufman County, Texas, and this 68.433 acre tract being more fully described as follows:

*Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983*

**BEGINNING** at Point for the Southwest corner of herein described tract, same being the Southwest corner of said 66.043 acre tract, same being the Northwest corner of a called 2.0 acre tract conveyed to Stephanie Jo Nantz and William Craig Nantz as described and recorded in Document No. 2019-0004206, being near the centerline of County Road No. 4090, from which a 3/8" Iron Rod found for reference bears North 89 deg. 15 min. 28 sec. East -30.12 feet;

**THENCE** North 46 deg. 26 min. 07 sec. West with the centerline of said County Road a distance of 1,671.63 feet to a Point for the Westerly Northwest corner of herein described tract, same being the South corner of a called 2.602 acre tract conveyed to Clayton Youngblood as described and recorded in Document No. 2020-0033086, being near the centerline of said County Road, from which a 2" Pipe Fence corner found for reference bears North 44 deg. 36 min. 48 sec. East - 16.57 feet;

**THENCE** North 44 deg. 36 min. 48 sec. East with the South line of said 2.602 acre tract a distance of 370.94 feet to a 2" Pipe Fence Corner found for an ell corner of herein described tract, same being the Southeast corner of said 2.602 acre tract;

**THENCE** North 16 deg. 43 min. 45 sec. West with the East line of said 2.602 acre tract a distance of 131.24 feet to a 2" Pipe Fence Corner found for Northerly Northwest corner of herein described tract, same being the Northeast corner of said 2.602 acre tract, being on the South line of a called 232.169 acre tract conveyed to Randy Page as described and recorded in Document No. 2017-0019781;

**THENCE** North 79 deg. 29 min. 54 sec. East with the South line of said 232.169 acre tract a distance of 2,001.59 feet to a 3/8" Iron Rod found for the Northeast corner of herein described tract, same being the Northeast corner of said 66.043 acre tract, same being an ell corner of said 232.169 acre tract;

**THENCE** South 00 deg. 04 min. 52 sec. West with the West line of said 232.169 acre tract a distance of 123.79 feet to a 3/8" Iron Rod found for an angle break of herein described tract, same being the Northwest corner of a called 50 acre tract conveyed to Leon Ford as described and recorded in Volume 394, Page 379;

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2023 JUL -7 PM 1:43  
BY:  LAURA A. HUGHES  
COUNTY CLERK  
Page 2 of 3

THENCE South 00 deg. 18 min. 57 sec. East with the West liner of said 50 acre tract a distance of 601.92 feet to a 1/2" Iron Rod found for an angle break of herein described tract, same being the Northeast corner of said 5.000 acre tract;

THENCE South 00 deg. 42 min. 22 sec. East with the East line of said 5.000 acre tract a distance of 213.83 feet to a 1/2" Iron rod found for an angle break of herein described tract, same being the Southeast corner of said 5.000 acre tract;

THENCE South 00 deg. 41 min. 46 sec. East with the West line of said 50.000 acre tract a distance of 954.25 feet to a 6" Pipe Fence corner found for the Southeast corner of herein described tract, same being the Southwest corner of said 50 acre tract, being on the North line of a called 21.843 acre tract conveyed to Mark C Clepper and Pamela M Clepper as described and recorded in Volume 2222, Page 558;

THENCE South 89 deg. 15 min. 28 sec. West with the North line of said 21.843 acre tract a distance of 997.00 feet to the **POINT OF BEGINNING AND CONTAINING 68.433 ACRES OF LAND** of which 0.730 acre lie within the boundaries of County Road No. 4090.

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KAUFMAN CO TEXAS

2023 JUL -7 PM 1:48

LAURA A. HUGHES  
COUNTY CLERK

BY:   
DEPUTY

[FILING REQUESTED BY  
AND WHEN FILED MAIL TO:]

Entra Default Solutions, LLC  
1355 Willow Way, Suite 115  
Concord, California 94520  
For Sale Information: (925)272-4993  
For Reinstatement / Pay Off Requests: (925)272-4993

FILED FOR RECORDS  
KAUFMAN CO., TEXAS  
2023 JUL 11 AM 11:35  
KATHA A. HERR  
COUNTY CLERK  
RC

T.S. Number: 2023-05595  
Loan Number: 1401033959

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 9/24/2019, FRANCES LEE-COLE AND PERRY W COLE WIFE AND HUSBAND, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ALLAN B POLUNSKY, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCESSORS AND ASSIGNS, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$440,000.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCESSORS AND ASSIGNS, which Deed of Trust is Recorded on 9/26/2019 as Instrument No: 2019-0023719, Official Public Records of Kaufman County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**LOT 17, KAUFMAN ESTATES, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, PAGE 395, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.**

Commonly known as: **6238 RAYMOND RD, KAUFMAN, TEXAS 75142**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, JACK BECKMAN AND/OR DAVID GARVIN** 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 **SERVIS ONE, INC DBA BSI FINANCIAL SERVICES**, 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.

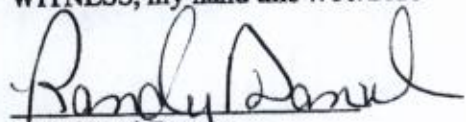
**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 8/1/2023 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of Kaufman County, Texas, the Substitute Trustee will sell the property "At Public Auction to the highest bidder for cash, in

**Kaufman, Kaufman County, Texas**, in the area designated by the Commissioners court of such 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).

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

**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 7/10/2023

  
Substituted Trustee

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.***

Address for Trustee or Substitute Trustee  
c/o Entra Default Solutions, LLC  
1355 Willow Way Suite 115  
Concord, CA 94520  
925 272-4993