

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: 09/05/2023

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: 3122 BLACKSMITH LANE, HEARTLAND, 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 06/30/2020 and recorded 07/01/2020 in Book 6473 Page 529 Document 2020-0018178, real property records of Kaufman County, Texas, with **VINCENT DARNELL MONTGOMERY SR, ALSO KNOWN AS, VINCENT DARNELL MONTGOMERY AND ANGELIA SIMPKINS MONTGOMERY, HUSBAND AND WIFE** 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 **VINCENT DARNELL MONTGOMERY SR, ALSO KNOWN AS, VINCENT DARNELL MONTGOMERY AND ANGELIA SIMPKINS MONTGOMERY, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$289,990.00**, 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.

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 27, BLOCK 44, HEARTLAND PHASE 10A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET 3, PAGE 420, MAP AND/OR PLAT RECORDS, KAUFMAN COUNTY, TEXAS, TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 5755, PAGE 121, OFFICIAL PUBLIC 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:

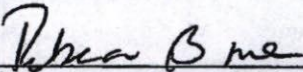
**C/O PHH Mortgage Corporation
PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

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: June 14, 2023

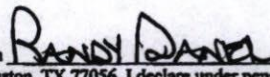


Rebecca Browne, Trustee Sale Assistant

Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton, Rebecca Browne – 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  _____, 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.

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

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 17-19228

FILED FOR RECORD
KAUFMAN CO. TEXAS

2023 JUN 29 AM 7:07

LAURA A. HUGHES
COUNTY CLERK
BY: 
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/16/2015, SHENERIKA JONES, SINGLE WOMAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MICHAEL L. RIDDLE, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR CARRINGTON MORTGAGE SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$311,000.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR CARRINGTON MORTGAGE SERVICES, LLC, which Deed of Trust is Recorded on 4/8/2015 as Volume 2015-0006025, Book 4757, Page 431, in Kaufman County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 45, BLOCK 1, OF GRAYHAWK ADDITION PHASE I, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT, OF RECORD IN CABINET 3, SLEEVE 54, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Commonly known as: **800 MALLARD DR FORNEY, TX 75126**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **9/5/2023 at 10:00 AM**, or no later than three (3) hours after such time, in Kaufman County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **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.**

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.



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

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

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

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

WITNESS, my hand this 6/28/2023

WITNESS, my hand this June 29, 2023

Francesca Ojeda

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

Donna Stockman

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

ALLIED FIRST BANK SB DBA SERVBANK (MYS)
LITTLE, ROBERT
8355 COUNTY RD 4023, KEMP, TX 75143

VA 49-49-6-1345652
Firm File Number: 23-040163

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 26, 2017, ROBERT LITTLE AND VANESSA L. LITTLE, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR THE MONEY SOURCE INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of KAUFMAN COUNTY, TX and is recorded under Clerk's File/Instrument Number 2017-0020507 Volume 5447, Page 426, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, September 5, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in KAUFMAN COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN KAUFMAN COUNTY, STATE OF TEXAS, ON THE E. HIGDON SURVEY, A-197, AND BEING ALL OF THE CALLED 0.596 ACRE TRACT CONVEYED TO BENJAMIN B. REODICA AND WIFE, ROWENA L. REODICA, BY J.W. GUILL AND WIFE, HAZEL GUILL, BY WARRANTY DEED DATED JULY 1, 1977, AND RECORDED IN VOLUME 629, PAGE 251, OF THE KAUFMAN COUNTY DEED RECORDS AND BEING ALL OF THE CALLED 0.697 ACRE TRACT CONVEYED TO THE SCOTT FAMILY TRUST, BY CLYDE WAYNE SCOTT, BY SPECIAL WARRANTY DEED DATED JANUARY 1, 2008, AND RECORDED IN VOLUME 3343, PAGE 101, OF THE KAUFMAN COUNTY OFFICIAL PUBLIC RECORDS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTH CORNER OF THE CALLED 0.596 ACRE TRACT, AT THE EAST CORNER OF THE DANNY ANDREWS 1.379 ACRE TRACT RECORDED IN VOLUME 759, PAGE 416, OF THE KAUFMAN COUNTY REAL PROPERTY RECORDS AND IN THE SOUTHWEST LINE OF THE REODICA FAMILY LIVING TRUST 0.500 ACRE TRACT RECORDED IN VOLUME 1356, PAGE 409, OF THE KAUFMAN COUNTY OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 47 DEGREES 20 MINUTES 06 SECONDS EAST AT 105.71 FEET PASS THE EAST CORNER OF THE CALLED 0.596 ACRE TRACT AND THE NORTH CORNER OF THE CALLED 0.697 ACRE TRACT AND CONTINUING IN ALL 158.51 FEET TO A 5/8" IRON ROD SET FOR CORNER AT AN ANGLE CORNER OF THE CALLED 0.697 ACRE TRACT AND AN ANGLE CORNER OF THE BENJAMIN B. REODICA 0.500 ACRE TRACT RECORDED IN VOLUME 669, PAGE 394, OF THE KAUFMAN COUNTY DEED RECORDS;

THENCE SOUTH 00 DEGREES 57 MINUTES 21 SECONDS EAST 48.83 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT AN ANGLE CORNER OF THE CALLED 0.697 ACRE TRACT, AT THE SOUTH CORNER OF THE SAID BENJAMIN B. REODICA 0.500 ACRE TRACT, AT THE WEST CORNER OF THE DANIEL DOWD 0.500 ACRE TRACT RECORDED IN VOLUME 4028, PAGE 62, OF THE KAUFMAN COUNTY OFFICIAL PUBLIC RECORDS AND BEING AT A CHAIN LINK FENCE CORNER;

THENCE SOUTH 19 DEGREES 28 MINUTES 35 SECONDS EAST 195.61 FEET TO THE SOUTHEAST CORNER OF THE CALLED 0.697 ACRE TRACT IN COUNTY ROAD NO. 4023, FROM WHENCE A 5/8" IRON ROD FOUND FOR REFERENCE AT THE SOUTHWEST CORNER OF THE REED KELLY 0.67 ACRE TRACT RECORDED IN VOLUME 3123, PAGE 319, OF THE KAUFMAN COUNTY OFFICIAL PUBLIC RECORDS BEARS NORTH 19 DEGREES 28 MINUTES 35 SECONDS WEST 32.56 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS WEST ALONG COUNTY ROAD NO. 4023, 149.34 FEET TO AN ANGLE CORNER OF THE CALLED 0.697 ACRE TRACT, FROM WHENCE A 5/8" IRON ROD FOUND BEARS NORTH 23 DEGREES 49 MINUTES 07 SECONDS EAST 39.97 FEET;

THENCE NORTH 56 DEGREES 02 MINUTES 18 SECONDS WEST ALONG COUNTY ROAD NO. 4023, AT 68.20 FEET PASS THE SOUTHWEST CORNER OF THE CALLED 0.697 ACRE TRACT AND THE SOUTH

CORNER OF THE CALLED 0.596 ACRE TRACT AND CONTINUING IN ALL 169.83 FEET TO THE WEST CORNER OF THE CALLED 0.596 ACRE TRACT AND THE SOUTH CORNER OF THE SAID DANNY ANDREWS 1.379 ACRE TRACT, FROM WHENCE A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 23 DEGREES 44 MINUTES 11 SECONDS EAST 39.79 FEET;

THENCE NORTH 23 DEGREES 44 MINUTES 11 SECONDS EAST WITH THE NORTHWEST LINE OF THE CALLED 0.596 ACRE TRACT AND THE SOUTHEAST LINE OF THE SAID DANNY ANDREWS 1.379 ACRE TRACT, 267.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.290 ACRES OF LAND.

Property Address: 8355 COUNTY RD 4023
KEMP, TX 75143
Mortgage Servicer: ALLIED FIRST BANK SB DBA SERVBANK
Mortgagee: ALLIED FIRST BANK, SB DBA SERVBANK
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450

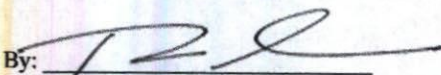
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

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

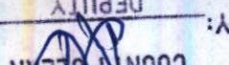
SUBSTITUTE TRUSTEE

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.
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day June 28, 2023.

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for ALLIED FIRST BANK, SB DBA
SERVBANK

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

BY: 
LAURA A. HUGHES
COUNTY CLERK

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JUN 30 AM 11:50

5032 DEE DRIVE
TERRELL, TX 75160

0000009837048

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: September 05, 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, 2007 and recorded in Document INSTRUMENT NO. 2007-00024837 real property records of KAUFMAN County, Texas, with STACIE M. HUNTINGTON-WALDROP, AN UNMARRIED WOMAN AND NORAH T. HUNTINGTON, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by STACIE M. HUNTINGTON-WALDROP, AN UNMARRIED WOMAN AND NORAH T. HUNTINGTON, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$104,597.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JUL 10 AM 11:37
LAURA A. HUGHES
COUNTY CLERK
BY: [Signature] DEJTY



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.

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Israel Saucedo

Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-10-23 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: 7-10-23

5032 DEE DRIVE
TERRELL, TX 75160

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0000009837048

KAUFMAN

EXHIBIT "A"

LOT 102, SOUTH RIDGE ADDITION, FIFTH INSTALLMENT, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET 2, SLIDE 398, MAP/PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

911 CONCORD STREET
FORNEY, TX 75126

00000009845421

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 05, 2023

Time: The sale will begin at 1:00 PM 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 March 01, 2004 and recorded in Document CLERK'S FILE NO. 00005446 (VOLUME 2383, PAGE 263) real property records of KAUFMAN County, Texas, with MICHAEL MAXON AND SANDRA RUTH MAXON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL MAXON AND SANDRA RUTH MAXON, securing the payment of the indebtednesses in the original principal amount of \$91,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JUL 10 AM 11:37
LAURA A. HUGHES
COUNTY CLERK
BY:  DEBENTY



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 JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-10-23 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: 7-10-23

911 CONCORD STREET
FORNEY, TX 75126

0000009845421

0000009845421

KAUFMAN

EXHIBIT "A"

BEING LOT 21, BLOCK H OF HERITAGE HILL SECTION FOUR, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 719, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

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., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 24, 2019 and recorded under Vol. 6021, Page 581, or Clerk's File No. 2019-0011874, in the real property records of KAUFMAN County Texas, with Bernic Woodson Jr., a single man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CMG Mortgage, Inc DBA CMG Financial, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Bernic Woodson Jr., a single man securing payment of the indebtedness in the original principal amount of \$211,105.00 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 Bernic Woodson Jr.. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

LOT 20, BLOCK A, OF TRINITY MEADOWS, PHASE TWO, AN ADDITION TO THE CITY OF CRANDALL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 3, SLEEVE 192, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, WHEN TAKEN WITH CERTIFICATE OF CORRECTION DATED AUGUST 26, 2014, FILED AUGUST 27, 2014, RECORDED IN VOLUME 4628, PAGE 271, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 09/05/2023

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 Xome, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.

20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 07/10/2023.

/s/ Olufunmilola Oyekan SBOT No. 24084552, Attorney at
Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

C&M No. 44-23-1516

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JUL 11 AM 10:17
LAURA A. HUGHES
COUNTY CLERK
BY: [Signature]
OFFICE

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.: 114048-TX

Date: July 6, 2023

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: ELY MOREL, A SINGLE MAN

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 10/29/2021, RECORDING INFORMATION: Recorded on 11/2/2021, as Instrument
No. 2021-0045147 in Book OPR7301 Page 529

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 19, BLOCK 2, HEARTLAND PHASE 15, A
SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT

THEREOF RECORDED IN DOCUMENT NO. 2020-0015435, MAP OF PLAT RECORDS OF KAUFMAN
COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **9/5/2023**, the foreclosure sale will be conducted in
Kaufman County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

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

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

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the
Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is



Matter No.: 114048-TX

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE TERRY WATERS, BRUCE MILLER, DAVID RAY, THOMAS LESTER, ASHLEE LUNA, KINNEY LESTER, RAMIRO CUEVAS, CARY CORENBLUM, JOSHUA SANDERS, MATTHEW HANSEN, ANGIE USELTON, AURORA CAMPOS, DANA KAMIN, LISA BRUNO, MERYL OLSEN, JACK BECKMAN, DAVID STOCKMAN, DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, AUCTION.COM, BRENDA WIGGS, GUY WIGGS, PAUL A. HOEFKER 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
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

BY: 
LAURA A. HUGHES
COUNTY CLERK
DEPUTY

2023 JUL 10 AM 10:05

FILED FOR RECORD
KAUFMAN CO. 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: September 05, 2023
Time: The sale will begin at or not later than three hours after that time.
Place: 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 19, 2020 and recorded in Document CLERK'S FILE NO. 2020-0037329 (VOLUME 6700, PAGE 240) real property records of KAUFMAN County, Texas, with DAPHNE M SEBUGWAWO A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DAPHNE M SEBUGWAWO A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$284,747.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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 7-20-23 I filed at the office of the KAUFMAN County Clerk and caused to be posted at the KAUFMAN County courthouse this notice of sale.

Declarants Name: Michelle Pangle
Date: 7-20-23

324 MONUMENT HILL DR
FORNEY, TX 75126

00000009842220

00000009842220

KAUFMAN

EXHIBIT "A"

LOT 9, BLOCK S, PARK TRAILS, PHASE 3, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS,
ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 462, MAP AND/OR PLAT RECORDS, KAUFMAN
COUNTY, TEXAS

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JUL 20 AM 9:56
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/2/2015

Grantor(s)/Mortgagor(s):
MELINDA STRAIT, A SINGLE WOMAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE LTD. DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC.

Recorded in:
Volume: 4761
Page: 7
Instrument No: 2015-0006387

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: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A

Date of Sale: 9/5/2023

Earliest Time Sale Will Begin: 10:00 am

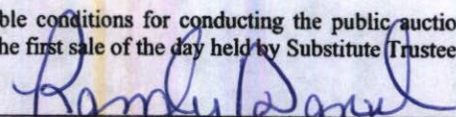
Place of Sale of Property: Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.


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.


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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JUL 20 AM 10:43
LAURA A. NICHOLS
COUNTY CLERK
BY: 

MH File Number: TX-23-98534-POS
Loan Type: FHA

EXHIBIT "A"

BEING A 0.228 ACRE TRACT OF LAND SITUATED IN THE JOHN B. COLE SURVEY, ABSTRACT NO. 84, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF BLOCK 8, JOHNSON ADDITION, AN ADDITION TO THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 291, DEED RECORDS, KAUFMAN COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PINE NUT HOSPITALITIES, L.L.C., AS RECORDED IN INSTRUMENT NO. 2014-0004497, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID PINE NUT TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RAYMOND E. DENNIS, AS RECORDED IN INSTRUMENT NO. 2007-00029200, SAID DEED RECORDS, SAID IRON ROD BEING ON THE NORTH LINE OF W. GROVE STREET;

THENCE NORTH 00°56'00" EAST ALONG THE COMMON LINE OF PINE NUT AND DENNIS TRACTS, PASSING THE COMMON EAST CORNER OF SAID DENNIS TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DIPPREY MARITAL TRUST, AS RECORDED IN BOOK 1263, PAGE 899, SAID DEED RECORDS, AT A DISTANCE OF 80.00 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID PINE NUT AND DIPPREY TRACTS, PASSING THE COMMON EAST CORNER OF SAID DIPPREY TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DIPPREY MARITAL TRUST, AS RECORDED IN BOOK 1263, PAGE 893, SAID DEED RECORDS, AT A DISTANCE OF 139.00 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID PINE NUT AND DIPPREY (1263/893) TRACTS A TOTAL DISTANCE OF 152.99 FEET TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID PINE NUT TRACT AND HAHN ADDITION, AN ADDITION TO THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 454, PLAT RECORDS, KAUFMAN COUNTY, TEXAS:

THENCE SOUTH 89°35'06" EAST, A DISTANCE OF 65.00 FEET ALONG THE COMMON LINE OF SAID PINE NUT TRACT AND SAID HAHN ADDITION TO A 3/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID PINE NUT TRACT, SAID IRON ROD BEING ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SOUTHWEST DOUBLE D RANCH, L.P., AS RECORDED IN VOLUME 1969, PAGE 229, SAID DEED RECORDS;

THENCE SOUTH 00°56'08" WEST, A DISTANCE OF 152.51 FEET ALONG THE COMMON LINE OF SAID PINE NUT AND THE SOUTHWEST DOUBLE D TRACTS TO A 3/8-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID TRACTS, SAID IRON ROD BEING ON THE AFORESAID NORTH LINE OF W. GROVE STREET;

THENCE WEST, A DISTANCE OF 65.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 9,928 SQUARE FEET OR 0.228 OF ONE ACRE OF LAND.

NOTICE OF TRUSTEE SALE

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

Date: July 13, 2023

FILED FOR RECORD
KAUFMAN CO TEXAS
2023 JUL 18 AM 7:26
LAURA A. HUGHES
COUNTY CLERK
BY: [Signature]

CONTRACT FOR DEED

DATE: August 21, 2018

GRANTOR: Luis Villafana and Mayra Villafana

GRANTOR'S ADDRESS: Luis Villafana and Mayra Villafana
510 E. Ridgewood
Garland, Texas 75041

SELLER: Dresco Investment, Inc.

COUNTY WHERE PROPERTY IS LOCATED: Kaufman

PROPERTY: Lot 4, of the Manu Farms, Kaufman County, Texas

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

TRUSTEE: Robert J. Rockett or Cathyrine Rockett or Rebecca Martinez

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

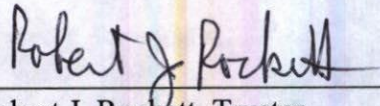
DATE of PROPERTY SALE: (First Tuesday of the Month): **September 5, 2023**

EARLIEST TIME OF SALE OF PROPERTY: **10:00 A.M.**

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

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

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



Robert J. Rockett, Trustee

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

FILED FOR RECORD
KAUFMAN CO TEXAS

2023 JUL 18 AM 7:26

LAURA A. HUGHES
COUNTY CLERK

BY:


DEPUTY

Exhibit "A"

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

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

THENCE SOUTH 89 DEGREES 31 MINUTES 12 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 137.74 FEET TO A 3/8 INCH DIAMETER IRON ROD FOUND FOR CORNER, SAID POINT BEING AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 62 DEGREES 26 MINUTES 21 SECONDS, A RADIUS OF 1367.40 FEET AND A CHORD BEARING OF SOUTH 88 DEGREES 17 MINUTES 55 SECONDS EAST, A DISTANCE OF 59.06 FEET;

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

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

THENCE NORTH 88 DEGREES 50 MINUTES 31 SECONDS WEST, A DISTANCE OF 196.81 FEET TO A 3/8 INCH DIAMETER IRON ROD FOUND FOR CORNER IN EAST LINE OF 17.706 ACRE OF LAND CONVEYED TO LARRY D. LEWIS AND WIFE, RHONDA LEWIS, BY DEED RECORDED IN VOLUME 985, PAGE 419, DEED RECORDS KAUFMAN COUNTY, TEXAS;

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

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

FILED FOR RECORD
KAUFMAN CO. TEXAS

2023 JUL 13 AM 6:58

LAURA A. HUGHES
COUNTY CLERK

BY:  DEPUTY

COPY

NOTICE OF TRUSTEE SALE

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

Date: July 27, 2023

CONTRACT FOR DEED

DATE: March 26, 2010

GRANTOR: Reyes Ordonez and Hilda Ordonez

GRANTOR'S ADDRESS: Reyes Ordonez and Hilda Ordonez
3658 FM 2727
Kaufman, TX 75142 1

SELLER: Dresco Investment, Inc.

COUNTY WHERE PROPERTY IS LOCATED: Kaufman

PROPERTY: Lot 5, P. Tesia Survey, Kaufman County, Texas

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

TRUSTEE: Robert J. Rockett or Cathyrine Rockett or Rebecca Martinez

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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 AUG - 1 AM 10:28
LAURAA HUGHES
COUNTY CLERK
BY:  DEPUTY

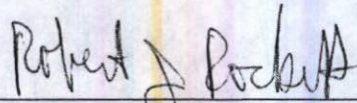
DATE of PROPERTY SALE: (First Tuesday of the Month): September 5, 2023

EARLIEST TIME OF SALE OF PROPERTY: 10:00 A.M.

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

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

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



Robert J. Rockett, Trustee

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

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: LOT 1, IN BLOCK B, OF CREEKSIDE ESTATES, PHASE 1, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET 2, ENVELOPE 530, MAP/PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

PARCEL ID: 0007750000001000606

COMMONLY KNOWN AS: 101 BRUSHY CREEK LANE, TERRELL, TEXAS 75160

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/19/2020 and recorded in Book 6345 Page 562 Document 2020-0007932 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: 09/05/2023

Time: 10:00 AM

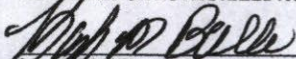
Place: Kaufman County, Texas at the following location: THE FRONT STEPS OF THE KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US Highway 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 FRANCES LAWSON RICKARD AND JEFFERY BRIAN ESKUE AND HOLLY A. ESKUE, provides that it secures the payment of the indebtedness in the original principal amount of \$201,286.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Cardinal Financial Company, Limited Partnership is the current mortgagee of the note and deed of trust and CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is mortgage servicer. A servicing agreement between the mortgagee, whose address is Cardinal Financial Company, Limited Partnership c/o CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Macle 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.auction.com or (800) 280-2832

Certificate of Posting

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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JUL 11 AM 11:32
LAURA A. JUDGERS
COUNTY CLERK
RC

NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: LOT 14, BLOCK C, SKYLINE ESTATES, PHASE II, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP/PLAT RECORDED IN CABINET 2, ENVELOPE 546, MAP/PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/20/2013 and recorded in Book 4358 Page 464 Document 2013-0009874 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: 09/05/2023

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 ALBERT JOHN RIEHM AND KIMBERLY V. RIEHM, provides that it secures the payment of the indebtedness in the original principal amount of \$155,138.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and SERVICE FIRST MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY c/o SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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

For additional sale information visit: www.auction.com or (800) 280-2832

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.

LAURA A. HUGHES
COUNTY CLERK
AVT
gpr/utv

2023 JUL 11 AM 11:32

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: LOT 23, BLOCK C, OF TRAVIS RANCH PHASE 2D, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CABINET 3, SLEEVE 486, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/26/2019 and recorded in Book 6224 Page 78 Document 2019-0030197 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: 09/05/2023

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 ARTURO OCAMPO MORALES AND FLAVIO R CARRANZA GONZALEZ AND LUCIA MORALES ALVAREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$220,295.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is COLONIAL SAVINGS, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 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.auction.com or (800) 280-2832

Certificate of Posting

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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JUL 11 AM 11:32
LAURA A. HIGGINS
COUNTY CLERK
BY: 

Notice of Foreclosure Sale

August 1, 2023

DEED OF TRUST ("Deed of Trust"):

Dated: September 13, 2022

Grantor: DOMINGO AMAYA CHAVEZ

Trustee: PAUL MUNDHEIM

Lender: EAST HARBOR

Recorded in: Volume 7815 Page 510 of the real property records of Kaufman County, Texas

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

Secures: Promissory Note ("Note") in the original principal amount of \$250,493.00, executed by DOMINGO AMAYA CHAVEZ ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, September 5, 2023

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

Place: 1902 US Hwy 175 Kaufman, Texas 75142

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that EAST HARBOR'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, EAST HARBOR, 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 EAST HARBOR's election to proceed against and sell both the real property and any

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 AUG - 1 PM 3:54
LAURAA HUGHES
COUNTY CLERK
DEPUTY *MV*

personal property described in the Deed of Trust in accordance with EAST HARBOR'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 EAST HARBOR 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.

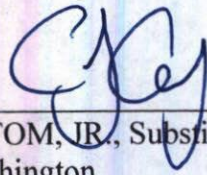
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 EAST HARBOR. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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



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

NOTICE OF TRUSTEE SALE

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

Date: July 31, 2023

CONTRACT FOR DEED

DATE: January 12, 2015
BUYER: Jose Castaneda
BUYER’S ADDRESS: Jose Castaneda
430 S. Aston Drive
Sunnyvale, Texas 75182

SELLER: Dresco Investments, Inc.

COUNTY WHERE PROPERTY IS LOCATED: Kaufman

PROPERTY: Lot 9, Bent Oak Estates, Kaufman County, Texas.

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

TRUSTEE: Robert J. Rockett or Cathyrine Rockett or Rebecca Martinez

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

DATE of PROPERTY SALE: (First Tuesday of the Month): **September 5, 2023**

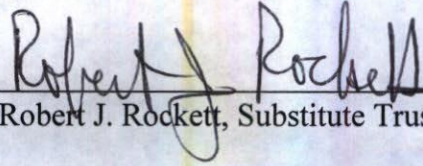
PLACE OF PROPERTY SALE: Front steps of the Justice Center of Kaufman County Courthouse 1902 U.S, HWY 175, Kaufman County, Texas 75142 or if no area is designated the area by the Commissioners Court where sales are to take place.

EARLIEST TIME OF SALE OF PROPERTY: **10:00 AM**

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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 JUL 33 PM 3:49
LAURA A. HUGHES
COUNTY CLERK
BY: [Signature] DEPUTY

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


Robert J. Rockett, Substitute Trustee

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

Our Case No. 22-06769-FC-2

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

FILED FOR RECORD
KAUFMAN CO TEXAS
2023 AUG -3 AM 8:21
LAURA A. HUGHES
COUNTY CLERK
BY: _____
REPUTY

THE STATE OF TEXAS
COUNTY OF KAUFMAN

Deed of Trust Date:
October 29, 2020

Property address:
3815 ELKHORN LN
HEARTLAND, TX 75126

Grantor(s)/Mortgagor(s):
TAMARA T. CAMP, AN UNMARRIED WOMAN

LEGAL DESCRIPTION: Lot 26, Block 29, 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.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SFMC LP DBA SERVICE FIRST MORTGAGE COMPANY ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: SEPTEMBER 5, 2023

Property County: KAUFMAN

Original Trustee: J. MARC HESSE

Recorded on: November 2, 2020
As Clerk's File No.: 2020-0034332
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

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, Angela Cooper, Brenda Wiggs, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, 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, Angela Cooper, Brenda Wiggs, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original

trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, SEPTEMBER 5, 2023 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter. The Substitute Trustee will sell 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, *July 28, 2023*

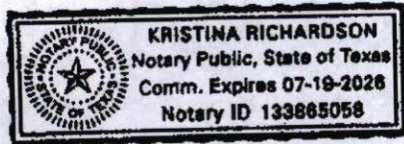
MARINOSCI LAW GROUP, P.C.

By: *[Signature]*
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, *Kristina Richardson*, the undersigned officer, on this, the 28 day of July 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: 7-19-2026
Kristina Richardson
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 22-06769

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

DEPUTY

[Signature]
LAURA A. HUGHES
COUNTY CLERK

2023 AUG -3 AM 8:21

FILED FOR RECORD
KAUFMAN CO TEXAS

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§
COUNTY OF KAUFMAN §

Date: July 28, 2023

Borrower: Cliffview Asset Group L.L.C.

Borrower's Address: 5900 Balcones Dr., Suite 100
Austin, Texas 78731

Holder: Toorak Capital Partners, LLC

Holder's Address: 15 Maple St., Second Floor West
Summit, New Jersey 07901

Substitute Trustee: Randy Daniel or Cindy Daniel or Jim O'Bryant and James L. Hollerbach, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

Deed of Trust: Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing

Date: September 10, 2021

Grantor: Cliffview Asset Group, L.L.C.

Original Lender: Commerical Lender LLC

Trustee: Angela DiTommaso

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 AUG -3 AM 9:16
LAURAN. HUGHES
COUNTY CLERK
DEPUTY

Secures: Commercial Promissory Note, dated as of September 10, 2021 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of One Hundred Nine Thousand One Hundred Twenty-Five Dollars and 00/100 (\$109,125.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of Kaufman County, Texas (the "Records") as Instrument No. 2021-0037374.

Assignment from Original Lender to Toorak Capital Partners, LLC ("Toorak"): Evidenced by that certain Assignment of Deed of Trust, dated September 22, 2021 and recorded in the Records as Instrument No. 2021-0041343.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: Tuesday, September 5, 2023

Time of Sale: The sale of the Property will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the sale will take place is 10:00 a.m., and the sale will begin within three hours thereafter.

Place of Sale: THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

Holder has appointed Randy Daniel or Cindy Daniel or Jim O'Bryant and James L. Hollerbach, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness

evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

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

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 1:00 P.M. local time.

[signature on following page]

_____, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

Subscribed and sworn to before me on this ___ day of _____ 2023.

[SEAL]

Notary Public, State of Texas

My Commission expires:

After recording return to:

Adam Rayford
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

EXHIBIT A

BEING a portion of Lot 12, Block 348 of the Revised Map of the City of Terrell, recorded in Volume 138, Page 640, Map Records of Kaufman County, Texas (M R K C T) and being the same land described in deed to Michael T. Spero and wife Karen Spero, recorded in Instrument No. 2007-00000261, Deed Records, Kaufman County, Texas (D R K C T) and being more particularly described as follows:

BEGINNING at a 1 1/2 inch iron rod found for corner in the East line of N. Adelaide Street, at the Southwest corner of a tract of land described in deed to Douglas P. Pritchett, recorded in Volume 1121, Page 607 (D R K C T) and at the Northwest corner of said Spero tract.

Thence South 82 degrees 54 minutes 43 seconds East, a distance of 91.67 feet to a 1 1/2 inch iron rod found for corner in the West line of a tract of land described in deed to Michael Louis Hughes, Sr. and Jo Ellen Hughes, recorded in Instrument No. 2015-0019857 (D R K C T), at the Southeast corner of said Pritchett tract.

Thence South 06 degrees 57 minutes 36 seconds West, a distance of 45.98 feet to a 1 1/2 inch iron rod found at the Southwest corner of said Hughes tract, at the Northwest corner of a tract of land described in deed to Natalie Peck, recorded in Instrument No. 2006-00028787 (D R K C T), and at the Northeast corner of a tract of land described in deed to Sharley McFarlane, recorded in Volume 2175, Page 108 (D R K C T).

Thence North 84 degrees 17 minutes 52 seconds West, a distance of 91.98 feet to a 1 1/2 inch iron rod found for corner in the said East line of N. Adelaide Street, at the Northwest corner of said McFarlane tract.

Thence North 07 degrees 18 minutes 14 seconds East, with the said East line of N. Adelaide Street, a distance 48.20 feet to the PLACE OF BEGINNING and containing 4,323 square feet or 0.10 of an acre of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

BY: 
LAURAN, HUGHES
COUNTY CLERK
DEPUTY

2023 AUG -3 AM 9:16

FILED FOR RECORD
KAUFMAN CO. TEXAS

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: July 15, 1993
Grantor(s): Eva Lopez and Roy Martinez
Original Mortgagee: The United States of America, acting through the Farmers Home Administration, United States Department of Agriculture
Original Principal: \$32,000.00
Recording Information: Book 1094, Page 390
Property County: Kaufman
Property: LOTS 6, 7, AND 8, BLOCK 22, COTTAGE HEIGHTS ADDITION TO THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, AS RECORDED IN VOLUME 127, PAGE 302, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS.
Property Address: 1706 Dellis Street
Kaufman, TX 75142

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: September 5, 2023
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.
Substitute Trustee: Randy Daniel, Cindy Daniel, Jim O'Bryant, Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act
Substitute Trustee Address: 546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

DEPUTY
BY: *RS*
LAURAN, HUGHES
COUNTY CLERK

2023 AUG -3 AM 9:16

FILED FOR RECORD
KAUFMAN CO. TEXAS

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

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

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns

CERTIFICATE OF POSTING

My name is RANDY DANIEL, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 8-3-23, I filed at the office of the Kaufman County Clerk to be posted at the Kaufman County courthouse this notice of sale.

Declarant's Name: Randy Daniel

Date: 8-3-23

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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 AUG -3 AM 9:16
LAURANA HUGHES
COUNTY CLERK
BY: [Signature]
CLERK

NOTICE OF TRUSTEE'S SALE

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 5th day of September, 2023, between ten o'clock A.M. and four o'clock P.M., I will sell the Real Estate on the front steps of the Justice Center Kaufman County, Texas to the highest bidder for cash. Such sale will occur no earlier than 10:00 A.M.

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

LOT 12-A:

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

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

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

THENCE W 208.71 feet to an iron pin for corner;

THENCE N 104.35 feet to an iron pin for corner;

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

LOT 12-B:

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

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

THENCE S 104.35 feet to an iron pin for corner;

THENCE W 208.71 feet to an iron pin for corner;

THENCE N 104.35 feet to an iron pin for corner;


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

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

WITNESS MY HAND this 8th day of August, 2023.



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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 AUG - 8 PM 4: 06
LAURAZA HUGHES
COUNTY CLERK
BY: 
DEPUTY

NOTICE OF TRUSTEE'S SALE

Ricky White
202 Sonjon
Mabank, TX 75147

BY: **DC**
LAURA A. HARRIS
COUNTY CLERK

2023 AUG - 8 AM 9:00

FILED FOR RECORD
KAUFMAN CO. TEXAS

WHEREAS, on the 26th day of May, 2016, **RICKY WHITE**, executed a Deed of Trust conveying to **LARRY TEAGUE**, Trustee, P.O. Box 609, Mabank, Henderson County, Texas 75147, the real estate hereinafter described, to secure **CHEYENNE SALES, INC.**, in the payment of a debt therein described, said Deed of Trust being recorded in Volume 5085, Page 586, in the **DEED OF TRUST** Records of Kaufman County, Texas;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, the 5th day of September, 2023** the foreclosure sale will be conducted in **KAUFMAN** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 a.m. o'clock and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

LOT NO. ONE TWENTY FIVE (125) of NORTH PARK CENTER, SECTION V, a subdivision of Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 2, Envelope 312, of the Plat Records of Kaufman County, Texas.

Signed this 3rd day of August, 2023



LARRY TEAGUE, Trustee

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: September 05, 2023

Time: The sale will begin at 1:00 PM 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 30, 2017 and recorded in Document CLERK'S FILE NO. 2017-0029310 real property records of KAUFMAN County, Texas, with STEVEN L BOYCE AND MARY E BOYCE 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 STEVEN L BOYCE AND MARY E BOYCE HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$200,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 AUG 10 PM 12: 28
LAURAY HUGHES
COUNTY CLERK
BY: [Signature] DEPUTY



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TERRY WATERS, BRUCE MILLER, DAVID RAY, THOMAS LESTER, ASHLEE LUNA, KINNEY LESTER, RAMIRO CUEVAS, CARY CORENBLUM, JOSHUA SANDERS, MATTHEW HANSEN, ANGIE USELTON, AURORA CAMPOS, DANA KAMIN, LISA BRUNO, MERYL OLSEN, AUCTION.COM, JACK BECKMAN, DAVID STOCKMAN, DONNA STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., JUDITH A. FRAPPIER, ROBERT FORSTER, OR JEFFREY FLEMING whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-10-23 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: 8-10-23

1272 CARLSBAD DR
FORNEY, TX 75126-0680

0000009852179

0000009852179

KAUFMAN

EXHIBIT "A"

LOT 4, IN BLOCK B, OF GATEWAY PARKS ADDITION, PHASE 1A, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET 3, SLEEVE 310, MAP/PLAT RECORDS, KAUFMAN COUNTY, TEXAS

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: September 5, 2023

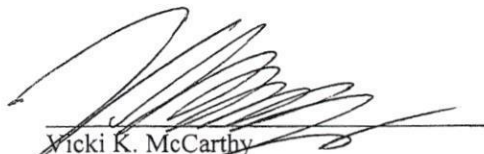
Earliest Time Sale will Begin: 12:00 P.M.

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: August 10, 2023



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

BY:  LAURAN HUGHES
COUNTY CLERK
DEPUTY

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 AUG 11 AM 11:50

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;

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.

Notice of Trustee Sale

Assert and protect your rights as a member of the armed forces of the 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: Tuesday, September 05, 2023

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

Place: Front steps of the Kaufman County Texas Court House 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.

2. 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. 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. Payment must be made in full on the date of the sale. 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 to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.


3. Instrument to be Foreclosed: Deed of Trust executed by **Beatriz Perez & Jorge Perez Reyes** and recorded on **December 20, 2019** in **Document Number 2020-0041277, Page 499** of the real property records of Liberty County, Texas with **Beatriz Perez & Jorge Perez Reyes**, Grantor(s) and, **HWC Realty LTD** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$209,000.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **December 20, 2021**.

4. 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.


5. Property to be sold: :

BEING LOT 179 WYNCHASE CROSSING PHASE TWO. AN ADDITION IN KAUFMAN COUNTY TEXAS ACCORDING TO THE REVISED PLAT THERE OF RECORDED IN CABINET 2, ENVELOPE PLAT KAUFMAN TX AND ANY ALL IMPROVEMENT AKA 70222 STAR TRL CRNDALL TX 75114

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 8-11-20

Hollis Campbell, Trustee for Lender HWC Realty LTD

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 AUG 11 PM 2:44
LAURA A. HUGHES
COUNTY CLERK
BY:  DE 2023

Notice of Trustee Sale

Assert and protect your rights as a member of the armed forces of the 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: Tuesday, September 05,2023

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

Place: Front of the **Rockwall** County Texas Court House 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.

2. 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. 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. Payment must be made in full on the date of the sale. 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 to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by Ollie M Aday and recorded on **March 20,2006** in **Document Number 20230000013294**, of the real property records of **Rockwall** County, Texas with **Ollie M Aday**, Grantor(s) and, **Star Mobile Homes LP** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$33,000.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **March 20,2006** .

4. 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.

5. Property to be sold: :

BEING LOT 08, BLACKLAND Addition, Rockwall County, Texas; also known as 3094 Blackland Road, Royse City, Texas 75189

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 8/11/20

Hollis Campbell, Trustee for Lender Star Mobile Homes LP

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 AUG 11 PM 2:44
LAURA A. HUGHES
COUNTY CLERK
BY: RL
TTEP/TV

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

WHEREAS, on or about August 4, 2022, a Notice of Lien was filed in the Deed Records of Kaufman County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Barbara Walker, the present owner of said real property, to Edgewater at Cedar Creek Lake Homeowner's Association, Inc. (the "Association"); and

WHEREAS, the said Barbara Walker has continued to default in the payment of her indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, September 5, 2023, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate at the front steps of the Kaufman County Justice Center (Main Courthouse) 1902 E. US Highway 175, Kaufman, TX 75142, or as designated by the County Commissioners Court, Kaufman County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 21, Block A, Edgewater Addition Phase I, an Addition to Kaufman County, Texas, according to the plat thereof recorded in Cabinet 3, Slide 334, Plat Records, Kaufman County, Texas (9121 West Shoreline Drive)

FILED FOR RECORD
KAUFMAN CO. TEXAS

2023 AUG 15 AM 11:23

WITNESS
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY

WITNESS my hand this 28th day of July, 2023

EDGEWATER AT CEDAR CREEK LAKE
HOMEOWNER'S ASSOCIATION, INC.

By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 15th day of AUGUST, 2023, at the Kaufman County Courthouse in Kaufman, Texas.

Alan M. Tait

CAUSE NO. 112972-86

IN RE: ORDER FOR FORECLOSURE § IN THE DISTRICT COURT OF
CONCERNING §
 §
9121 West Shoreline Drive § KAUFMAN COUNTY, TEXAS
Kemp, TX 75143 §
 §
UNDER TEX. R. CIV. PROC. 736 §
 §
AND BARBARA WALKER § 86TH JUDICIAL DISTRICT

DEFAULT ORDER FOR FORECLOSURE

On **January 25, 2023**, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action was presented to the Court. **Edgewater at Cedar Creek Lake Homeowner's Association, Inc.** (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 9121 West Shoreline Drive, Kemp, Texas 75143, and further described as follows:

Lot 21, Block A, Edgewater Addition Phase I, an Addition to Kaufman County, Texas, according to the plat thereof recorded in Cabinet 3, Slide 334, Plat Records, Kaufman County, Texas (9121 West Shoreline Drive) (hereinafter the "Property").

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

Barbara Walker
2531 West Pleasant Run Road Apt. 8103
Lancaster, Texas 75146

Barbara Walker
5321 Canfield Lane
Forney, Texas 75126

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

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration of Covenants, Conditions and Restrictions for Edgewater at Cedar Creek Lake (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondent's acquisition of the Property, Respondent agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article V of the Declaration.
5. Article V, Section 5.10.A of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article V, Section 5.10.A of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial

proceedings.

7. During the period of Respondent's ownership, Respondent has been assessed maintenance fees in a non-discriminatory manner based on Respondent's ownership of the Property.
8. Article V, Section 5.6 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of December 9, 2022, Respondent was 27 months in default in her obligations to the Association for a total of Five Thousand Four Hundred and Eighty Two Dollars and Fifty Eight Cents (\$5,482.58).
10. Respondent has been notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by notice letter dated September 2, 2021.
11. A Notice of Lien was filed on or about August 4, 2022 at Instrument No. 2022-0030184 in the office of the County Clerk of Kaufman County, Texas, and Respondent was notified of same by letter dated August 3, 2022.
12. The Association afforded Respondent thirty (30) days to cure the default pursuant to the August 3, 2022 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

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

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

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

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

5/17/2023

SIGNED ON _____.



JUDGE PRESIDING

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Jason Reed on behalf of Jason Reed
Bar No. 24043887
jreed@riddleandwilliams.com
Envelope ID: 75709924
Filing Code Description: Proposed Order
Filing Description: Proposed Default Order for Foreclosure
Status as of 5/17/2023 12:50 PM CST

Associated Case Party: EDGEWATER AT CEDAR CREEK LAKE HOMEOWNER'S ASSOCIATION, INC.

Name	BarNumber	Email	TimestampSubmitted	Status
Jason Reed	24043887	jreed@riddleandwilliams.com	5/17/2023 7:24:34 AM	SENT

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: September 05, 2023

Time: The sale will begin at 1:00 PM 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 March 01, 2015 and recorded in Document CLERK'S FILE NO. 2015-0003604 real property records of KAUFMAN County, Texas, with PABLO DOMINQUEZ-PARRAL & BLANCA ROSAS-QUEVEDO, grantor(s) and GENOA WAY MOBILE HOME PARK, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PABLO DOMINQUEZ-PARRAL & BLANCA ROSAS-QUEVEDO, securing the payment of the indebtednesses in the original principal amount of \$45,450.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. RELIANT PAYMENT SOLUTIONS, INC. 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. Reliant Payment Solutions, Inc., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o Reliant Payment Solutions, Inc.
PO BOX 880428
PORT ST. LUCIE, FL 34988-0428

BY: _____
LAURA LUGHERS
COUNTY CLERK
DEPUTY

2023 AUG 15 AM 10:52

FILED FOR RECORD
KAUFMAN CO. TEXAS



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 JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL 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 8-15-23 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: 8-15-23

3627 SHEILA CIRCLE
KAUFMAN, TX 75142

00000009849357

00000009849357

KAUFMAN

EXHIBIT "A"

LOT(S) FOURTY-TWO (42), OF THE KOYAL ESTATES, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 306, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 AUG 15 AM 10:44
LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY

Notice of Trustee Sale

Assert and protect your rights as a member of the armed forces of the 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 AUG 15 PM 2:45
BY: LAURA A. HUBBARD
COUNTY CLERK
LIBERTY COUNTY

1. Date, Time and Place of Sale:

Date: Tuesday, September 05, 2023

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

Place: Front steps of the Kaufman County Texas Court House 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.

2. 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. 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. Payment must be made in full on the date of the sale. 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 to the warrant of title, if any, provided for under the deed of trust, Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Marvin Rivera Taboray & Estefany Navichoque Ortiz** and recorded on **December 20, 2019** in **Document Number 2020-0041277, Page 499** of the real property records of Liberty County, Texas with **Beatriz Perez & Jorge Perez Reyes**, Grantor(s) and, **HWC Realty LTD** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$209,000.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **December 20, 2021**.

4. 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.

5. Property to be sold: : BEING LOT 276 WYNCHASE CROSSING PHASE TWO. AN ADDITION IN KAUFMAN COUNTY TEXAS ACCORDING TO THE REVISED PLAT THERE OF RECORDED IN CABINET 2, ENVELOPE PLAT KAUFMAN TX AND ANY ALL IMPROVEMENT AKA 2413 Wynchase Ln CRNDALL TX 75114

7. Limitation of Damages: If this sale is set aside for any reason, the Purchaser shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against Lender, Trustee or Substitute Trustee.

By:  Date: 8/11/20

Hollis Campbell, Trustee for Lender HWC Realty LTD