

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-26002

FILED FOR RECORD
KAUFMAN CO. TEXAS

2023 NOV 16 PM 12: 20

LAURA A. HUGHES
COUNTY CLERK
BY: RC
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/14/2008, Thelma L. Jedlicka a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Timothy M. Bartosh or William B. Naryka, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CTX Mortgage Company, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$62,505.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CTX Mortgage Company, LLC, which Deed of Trust is Recorded on 4/24/2008 as Volume 2008-00007993, Book, Page, in Kaufman County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **503 EAST 9TH STREET KEMP, TX 75143**

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, 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 S. 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 F**, 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 **2/6/2024 at 10:00 AM**, or no later than three (3) hours after such time, in **Kaufman** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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

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.



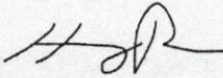
4802233

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.

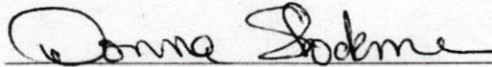
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 11/14/2023



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

WITNESS, my hand this November 16, 2023



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

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

EXHIBIT "A"

J. S. ABLES SURVEY, ABSTRACT NO. 3
CITY OF KEMP, KAUFMAN COUNTY, TEXAS

FIELD NOTES - 0.1687 ACRE TRACT

All that certain lot, tract or parcel of land situated in the State of Texas, County of Kaufman and located in the J. S. Ables Survey, Abstract No. 3 and in the City of Kemp and being that called 7,338 square foot tract as described in the deed from Phillip R. Bow to Kristen Leigh Bow and recorded in Volume 1972, Page 4, Official Public Records of Kaufman County, Texas, the tract herein being more particularly described as follows:

BEGINNING at the 3/8-inch iron rod found at the intersection of the Northeast line of McMasters Street and the Northwest right of way line of 9th Street (F. M. Highway No. 1895) and being a distance of 50 feet - Northwesterly of the center of said highway for the South corner of this tract;

THENCE North 22 degrees 49 minutes 30 seconds West along the Northeast line of said McMasters Street and the Southwest line of said 7,338 square foot tract a distance of 104.2 feet to a 3/8-inch iron rod found at the West corner of said 7,338 square foot tract for the West corner of this tract;

THENCE North 67 degrees 09 minutes 06 seconds East along the Northwest line of said 7,338 square foot a distance of 69.06 feet to a 1/2-inch iron rod found at the North corner of said 7,338 square foot tract for the North corner of this tract;

THENCE South 23 degrees 00 minutes East (reference bearing) along the Northeast line of said 7,338 square foot tract and the Southwest line of the 6,604 square foot to J. and T. Construction in Volume 1097, Page 951, Real Property Records of said county a distance of 105.75 feet to a 5/8-inch iron rod found at the East corner of said 7,338 square foot tract and in the Northwest line of said 9th Street for the East corner of this tract;

THENCE South 68 degrees 25 minutes West along the Northwest line of said 9th Street and F. M. Highway No. 1895 a distance of 70.2 feet to the place of beginning and containing 0.1687 acres of land or 7,350 square feet of land.

Surveyed April 8, 2004.

Inst # 2008- 00007992

Filed for Record in: Kaufman County
On: Apr 24, 2008 at 02:13P

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: February 06, 2024

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 27, 2022 and recorded in Document CLERK'S FILE NO. 2022-0004342; AS AFFECTED BY 2023-0017172 real property records of KAUFMAN County, Texas, with JAYDON LAMONT MICKENS A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAYDON LAMONT MICKENS A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$420,149.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 NOV 16 AM 11:43
LAURA A. HUGHES
COUNTY CLERK
BY: [Signature] DEPUTY



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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 11-16-23 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: 11-16-23

2227 ROTHBURY DR
FORNEY, TX 75126

00000009756198

00000009756198

KAUFMAN

EXHIBIT "A"

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

FILED FOR RECORD
KAUFMAN CO TEXAS

2023 NOV 22 PM 12: 05

LAURA A. HUGHES
COUNTY CLERK
0000009979022

BY: BS
DEPUTY

2320 SAN MARCOS DR
FORNEY, TX 75126

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: February 06, 2024

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 March 16, 2018 and recorded in Document CLERK'S FILE NO. 2018-0006288 (VOLUME 5617, PAGE 245) real property records of KAUFMAN County, Texas, with BRANDON S COLLINS AND NIKKI R COLLINS, 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 BRANDON S COLLINS AND NIKKI R COLLINS, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$215,023.00, 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



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

Declarants Name: _____

Date: _____

2320 SAN MARCOS DR
FORNEY, TX 75126

0000009979022

0000009979022

KAUFMAN

EXHIBIT "A"

LOT 20, BLOCK"EE", OF TRAVIS RANCH PHASE 2C, AN ADDITION TO THE COUNTY OF KAUFMAN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 2017-0009358, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS AND IN CABINET 3, ENVELOPE 332 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

23-03358

2307 WISTERWOOD LN, CRANDALL, TX 75114

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

- Property:** The Property to be sold is described as follows:
- LOT 6, BLOCK C, AMENDED PLAT OF WILDCAT RANCH - PHASE 1A, AN ADDITION TO THE COUNTY OF KAUFMAN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 607, MAP AND/OR PLAT RECORDS, KAUFMAN COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated January 15, 2021 and recorded on January 19, 2021 at Instrument Number 2021-0002134 in the real property records of KAUFMAN County, Texas, which contains a power of sale.
- Sale Information:** February 6, 2024, at 10:00 AM, or not later than three hours thereafter, at the front steps of the Kaufman County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by REBECCA BOURGEOIS AND RYAN LEE TULEY secures the repayment of a Note dated January 15, 2021 in the amount of \$223,603.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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

Nicki Company

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

Donna Stockman

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

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

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 30 day of
November, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of KAUFMAN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 NOV 30 AM 8:07
LAURA A. HIGGINS
COUNTY CLERK
BY: *PC*
Merritt V.

23-03435
2126 HOBBY DR, FORNEY, TX 75126

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

- Property:** The Property to be sold is described as follows:
- LOT 14, BLOCK B, OF CLEMENTS RANCH 6, AN ADDITION TO THE COUNTY OF KAUFMAN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLEEVE 622 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated December 13, 2021 and recorded on December 15, 2021 at Instrument Number 2021-0051532 in the real property records of KAUFMAN County, Texas, which contains a power of sale.
- Sale Information:** **February 6, 2024, at 10:00 AM**, or not later than three hours thereafter, at the front steps of the Kaufman County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by LESLIE DEL BOSQUE AND LUIS ALFONSO NINO secures the repayment of a Note dated December 13, 2021 in the amount of \$314,105.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Donna Stockman

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

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 30 day of November, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of KAUFMAN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED FOR RECORD
KAUFMAN CO. TEXA
2023 NOV 30 AM 8:07
LAURA A. HUGHES
COUNTY CLERK
BY: *[Signature]*
OFFICE

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 March 23, 2021 and recorded under Vol. 6899, Page 413, or Clerk's File No. 2021-0011250, in the real property records of KAUFMAN County Texas, with Jason Robert Scheps, unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial, Inc. D/B/A Supreme Lending, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Jason Robert Scheps, unmarried man securing payment of the indebtedness in the original principal amount of \$274,437.00 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 Jason Robert Scheps. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PennyMac Loan Services, LLC is acting as the Mortgage Servicer for the Mortgagee. PennyMac Loan Services, LLC, is representing the Mortgagee, whose address is: 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF KAUFMAN AND LOCATED IN THE JOHN B. COLE SURVEY, ABSTRACT NO. 84 AND IN THE CITY OF KAUFMAN AND BEING THE NORTHWEST PART OF BLOCK NO. ONE OF NASH'S ADDITION TO THE CITY OF KAUFMAN AND RECORDED IN VOLUME 30, PAGE 144, DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING THAT CERTAIN TRACT AS DESCRIBED IN DEED FROM BARRY A. LOWE AND WIFE, REBECCA J. LOEW TO CLIFF A HUNSAKER AND WIFE, JOY HUNSAKER AND RECORDED IN VOLUME 781, PAGE 126, DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 02/06/2024

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, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, 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 November 27, 2023.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Donna Stockman

Printed Name: Donna Stockman

C&M No. 44-23-3125

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 NOV 30 AM 8:07
LAURA A. HUGHES
COUNTY CLERK
BY: PC
DEPT. 11

Exhibit A

All that certain lot, tract or parcel of land situated in the State of Texas, County of Kaufman and located in the John B. Cole Survey, Abstract No. 84 and in the City of Kaufman and being the northwest part of Block No. One of NASH'S ADDITION to the City of Kaufman and recorded in Volume 30, Page 144, Deed Records of Kaufman County, Texas and being that certain tract as described in Deed from Barry A. Lowe and wife, Rebecca J. Loew to Cliff A Hunsaker and wife, Joy Hunsaker and recorded in Volume 781, Page 126, Deed Records of Kaufman County, Texas, the tract herein being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow top and Cap No. 1581 set at the Northwest corner of said Block No. One and at the intersection of the East line of North Dallas Street and the South line of East Grove Street at the Northwest corner of said Hunsaker Tract for the Northwest corner of this tract;

THENCE East along the South line of said East Grove Street and the North line of said Block No. One a distance of 120.0 feet to a 1/2-inch iron rod with a yellow top and Cap No. 1881 set at the Northeast Corner of said Hunsaker Tract and the Northwest corner of the Dayward Yarbrough Tract in Volume 1513, Page 319, Official Public Records of said County for the Northeast corner of this tract;

THENCE South along the East line of said Hunsaker Tract and the West line of said Yarbrough tract a distance of 100.0 feet to a 1/2" iron rod with a yellow top and Cap No. 1881 set at the Southeast corner of said Hunsaker Tract and the Southwest corner of said Yarbrough Tract and the Northwest corner of the Robert Bryant Tract in Volume 2523, Page 394, Official Public Records of said County and the Northeast corner of this D.C. Council Tract in Volume 1312, Page 652, Official Public Records of said County and in an Old Fence corner for the Southeast corner of this tract;

THENCE West along the South line of said Hunsaker Tract and the North line of said Council Tract and a tract to Alfonso Medina in Volume 2194, Page 496, Official Public Records of said County and along an Old Tree and Fence Line a distance of 120.0 feet to a 1/2 inch iron rod with a yellow top and Cap No. 1581 set at the Southwest corner of said Hunsaker Tract and in the East line of said North Dallas Street for the Southwest corner of this tract;

THENCE North (reference bearing) along the East Line of said North Dallas Street and the West line of said Hunsaker Tract a distance of 100.0 feet to the PLACE OF BEGINNING and containing 0.2758 acres of land.

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

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KAUFMAN COUNTY, TEXAS, PART OF LOT NO. 13 AND LOT NO. 14 OF BLOCK NO. 5 OF SCOTTS REVISED ADDITION TO SNOWS SECOND ADDITION TO SAID CITY OF KAUFMAN AS SHOWN BY PLAT OF SAME RECORDED IN CABINET 1, PAGE 66 OF THE PLAT RECORD OF KAUFMAN COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT AN "X" FOUND IN CONCRETE IN THE NORTHEAST LINE OF LEON STREET, SOUTH 45 DEGREES 13 MINUTES 41 SECONDS EAST-10.00 FEET FROM A 3/8 INCH IRON ROD FOUND AT THE ORIGINAL WEST CORNER OF LOT NO. 14, BLOCK NO. 5 AND BEING NORTH 45 DEGRESS 13 MINUTES 41 SECONDS WEST-110.05 FEET FROM A 1/2 INCH IRON ROD FOUND AT THE SOUTH CORNER OF SAID LOT NO. 14 AT THE SOUTH CORNER OF SAID BLOCK NO. 5.

THENCE NORTH 45 DEGREES 13 MINUTES 41 SECONDS WEST, WITH THE NORTHEAST LINE OF LEON STREET, AT 10.00 FEET PASS THE WEST CORNER OF SAID LOT NO. 14 AND THE SOUTH CORNER OF LOT NO. 13 AND CONTINUING A TOTAL DISTANCE OF 84.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 44 DEGREES 46 MINUTES 34 SECONDS EAST, A DISTANCE OF 125.07 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHEAST LINE OF THE ABOVE MENTIONED LOT NO. 13;

THENCE SOUTH 45 DEGREES 10 MINUTES 05 SECONDS EAST, PASSING THE EAST CORNER OF LOT NO. 13 AND THE NORTH CORNER OF LOT NO. 14 AND CONTINUING A TOTAL DISTANCE OF 84.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 44 DEGREES 48 MINUTES 12 SECONDS WEST, A DISTANCE OF 124.98 FEET TO THE PLACE OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/18/2004 and recorded in Book 2461 Page 493 Document 00015471 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: 02/06/2024

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 JERRY HAWKINS AND KAREN HAWKINS, provides that it secures the payment of the indebtedness in the original principal amount of \$83,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wells Fargo Bank, N.A., as Trustee, for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2004-WCW2 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wells Fargo Bank, N.A., as Trustee, for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2004-WCW2 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Wells Fargo Bank, N.A., as Trustee, for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2004-WCW2 obtained a Order from the 422nd District Court of Kaufman County on 11/14/2023 under Cause No. 113660-422. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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.

BY: 
NEP
LAURA A. HUGHES
COUNTY CLERK

2023 DEC -7 AM 9:58

FILED FOR RECORD
KAUFMAN CO. TEXAS

Bl ref

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

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am *Randy Daniel* whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on *12-7-08* I filed this Notice of Foreclosure Sale at the office
of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/28/2022	Grantor(s)/Mortgagor(s): RACHEL ANN MUELLER COLBY ADAM MUELLER, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PULTE MORTGAGE LLC ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: 7752 Page: 427 Instrument No: 2022-0030069	Property County: KAUFMAN
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 2/6/2024	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.	

Legal Description: LOT 6, BLOCK H, OF TRAVIS RANCH PHASE 2J, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN CABINET 3, SLEEVE 715, PLAT RECORDS, KAUFMAN COUNTY, TEXAS

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for 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, 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 or Cindy Daniel or Jim O'Bryant, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

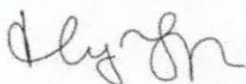
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

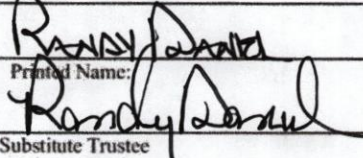
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(i): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 12/4/2023

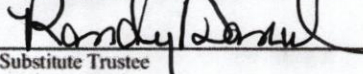


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for M&T Bank

Dated: _____



Printed Name: _____



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 DEC -7 AM 9:58
BY: _____
LAURA A. HUGHES
COUNTY CLERK

MH File Number: TX-23-100081-POS
Loan Type: FHA

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 31, 2017 and recorded under Vol. 5358, Page 529, or Clerk's File No. 2017-0012339, in the real property records of KAUFMAN County Texas, with Shavon Jones and Brownie Jones, wife and husband as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmCap Mortgage, Ltd. DBA Gold Financial Services, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Shavon Jones and Brownie Jones, wife and husband securing payment of the indebtedness in the original principal amount of \$256,828.00 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 Shavon Jones. 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 31, BLOCK 23, HEARTLAND TRACT A PHASE 4A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, PAGE 300, MAP AND/OR PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 02/06/2024

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, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, 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 December 8, 2023.

/s/ Juanita Deaver SBOT No. 24126385, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Donna Stockman

Printed Name: Donna Stockman

C&M No. 44-23-3196

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 DEC 11 AM 9:06
BY _____
LAURA A. HINES
COUNTY CLERK

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: THE LAND REFERRED TO HEREIN IS SITUATED IN KAUFMAN COUNTY, STATE OF TEXAS, AND IS DESCRIBED AS FOLLOWS:

LOT 18, BLOCK 42, DEVONSHIRE VILLAGE 13A, AN ADDITION TO THE CITY OF DALLAS ETJ, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLIDE 682, PLAT RECORDS, KAUFMAN COUNTY

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/24/2022 and recorded in Document 2022-0026333 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: 02/06/2024

Time: 10:00 AM

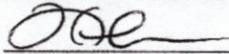
Place: Kaufman County, Texas at the following location: THE FRONT STEPS OF THE KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US Highway 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 AKINWUNMI ASTRUP ANIMASAHUN, provides that it secures the payment of the indebtedness in the original principal amount of \$371,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF PRPM 2023-NQM1 is the current mortgagee of the note and deed of trust and FAY SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF PRPM 2023-NQM1 c/o FAY SERVICING, LLC, 425 S. Financial Place, Suite 2000, Chicago, IL 60605 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 IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


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

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am Randy Daniel whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230 Houston, TX 77056. I declare under penalty of perjury that on 12-12-23 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.

BY: 
LAURA A. HUGHES
COUNTY CLERK
PROPERTY

2023 DEC 12 AM 11:02

FILED FOR RECORD
KAUFMAN CO. TEXAS

SELECT PORTFOLIO SERVICING, INC. (SPS)
OLVERA, JOSE AND JOSIE
428 CREEKWOOD COURT, FORNEY, TX 75126

CONVENTIONAL
Firm File Number: 13-013123

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 18, 2005, JOSE OLVERA AND JOSIE OLVERA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to THOMAS F. VETTERS, as Trustee, the Real Estate hereinafter described, to NORTHLAND FUNDING GROUP, LLC DBA CAPITAL MORTGAGE SERVICES 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 00026489 Volume 2775, Page 540, 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, February 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in KAUFMAN COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

BEING LOT 41, BLOCK A OF THE TRAILS OF CHESTNUT MEADOW, PHASE 3B, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 602B, PLAT RECORDS, KAUFMAN COUNTY, TEXAS

Property Address: 428 CREEKWOOD COURT
FORNEY, TX 75126
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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

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

SUBSTITUTE TRUSTEE

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

WITNESS MY HAND this day December 12, 2023.



By: _____
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565

FILED FOR RECORD
KAUFMAN CO. TEXAS

2023 DEC 14 AM 11:05

LAURA A. HUGHES
COUNTY CLERK

BY: RC

Facsimile No: (847) 879-4823

Attorneys for Deutsche Bank National Trust Company, as
Trustee, in trust for registered Holders of Long Beach
Mortgage Loan Trust 2006-1, Asset-Backed Certificates,
Series 2006-1

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

KAUFMAN County
Deed of Trust Dated: March 10, 2015
Amount: \$92,500.00
Grantor(s): ROBERT JUSTIN HARRIS
Original Mortgagee: COMPASS BANK
Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION
Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342
Recording Information: Document No. 2015-0004158
Legal Description: SEE EXHIBIT "A"

Date of Sale: February 6, 2024 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

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

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

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

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

Anthony Adna Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-000272

Printed Name: Randy Daniel

c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 DEC 14 AM 11:05
LAURRA A. HUGHES
COUNTY CLERK
BY: [Signature]

Exhibit A

STATE OF TEXAS:
COUNTY OF KAUFMAN:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN KAUFMAN COUNTY, TEXAS, AND BEING PART OF LOT 7 AND PART OF LOT 8, BLOCK 7, OF SCOTT'S REVISED ADDITION OF SNOWS SECOND ADDITION, AN ADDITION TO THE CITY OF KAUFMAN, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 66, PLAT RECORDS, KAUFMAN COUNTY, TEXAS AND BEING KNOWN AS THE SAME TRACT OF LAND DESCRIBED IN DEED TO EVAN CUELLAR, RECORDED IN DOCUMENT NO. 2012-0905317, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHWEST LINE OF LEON STREET AND BEING IN THE RECOGNIZED NORTHEAST LINE OF SAID LOT 8, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID CUELLAR TRACT AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BARRY AND WINIFRED BARNETT, RECORDED IN VOLUME 1381, PAGE 872 OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 13 MINUTES 41 SECONDS EAST, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID CUELLAR TRACT AND SAID LEON STREET, PASSING THE APPARENT COMMON CORNER OF SAID LOTS 7 AND 8 AT A CALLED DISTANCE OF 20.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 67.48 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT NORTHEAST LINE OF SAID LOT 7, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID CUELLAR TRACT AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BILLY HOBBS, RECORDED IN VOLUME 1820, PAGE 34, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 46 DEGREES 05 MINUTES 48 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID CUELLAR TRACT, A DISTANCE OF 125.23 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT NORTHEAST LINE OF LOT 14 OF SAID ADDITION, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID CUELLAR TRACT AND THE APPARENT WEST CORNER OF SAID HOBBS TRACT;

THENCE NORTH 44 DEGREES 58 MINUTES 29 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID CUELLAR TRACT, PASSING THE APPARENT COMMON CORNER OF SAID LOTS 7 AND 8 AT A CALLED DISTANCE OF 48.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 67.21 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT NORTHEAST LINE OF LOT 13 OF SAID ADDITION, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID CUELLAR TRACT AND THE APPARENT SOUTH CORNER OF SAID BARNETT TRACT;

THENCE NORTH 45 DEGREES 58 MINUTES 33 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID CUELLAR TRACT, A DISTANCE OF 124.92 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8,421.56 SQUARE FEET OR 0.193 ACRES OF LAND.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2023 DEC 19 AM 8:19

LAURA A. HUGHES
COUNTY CLERK
BY: RC
DEPUTY

Notice of Substitute Trustee Sale

T.S. #: 23-10187

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

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

Date: 2/6/2024

Time: The sale will begin no earlier than **11:00 AM** or no later than three hours thereafter. The sale will be completed by no later than **2:00 PM**

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

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

Lot 54, Block P, Heather Hollow, Windmill Farms Phase 3C, Section 3, an Addition in Kaufman County, Texas, according to the Map thereof recorded in Volume 2, Page 695, Map/Plat Records of Kaufman County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 11/10/2021 and is recorded in the office of the County Clerk of Kaufman County, Texas, under County Clerk's File No 2021-0047101, recorded on 11/15/2021, in Book 7324, Page 236, of the Real Property Records of Kaufman County, Texas.
Property Address: 3233 CLEAR SPRINGS DR FORNEY TX 75126

Trustor(s): DANIEL S. BOISCLAIR AND JERICA BOISCLAIR

Original Beneficiary:

Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for DRAPER AND KRAMER MORTGAGE CORP., its successors and assigns

Current Beneficiary: Planet Home Lending, LLC

Loan Servicer: Planet Home Lending, LLC

Current Substituted Trustees: Auction.com, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Kathy Arrington, Janet Pinder, Brandy Bacon, Jack Beckman, Rick Snoke, Prestige Default Services, LLC

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

T.S. #: 23-10187

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

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

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$297,618.00, executed by DANIEL S. BOISCLAIR AND JERICA BOISCLAIR, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for DRAPER AND KRAMER MORTGAGE CORP., its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DANIEL S. BOISCLAIR AND JERICA BOISCLAIR, HUSBAND AND WIFE to DANIEL S BOISCLAIR. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

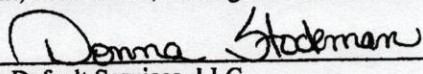
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

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

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

Dated: 12-19-23

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


Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (866) 539-4173
Website: <https://www.servicelinkauction.com>

T.S. #: 23-10187

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

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: July 30, 2021	Original Mortgagor/Grantor: TYLER CLINTON BLEDSOE AND NICOLE SUE PFEIFER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LAKEVIEW LOAN SERVICING, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: 7141 Page: 198 Instrument No: 2021-0031586	Property County: KAUFMAN
Mortgage Servicer: LOANCARE LLC	Mortgage Servicer's Address: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

FILED FOR RECORD
 KAUFMAN CO. TEXAS
 2023 DEC 21 AM 8:07
 LAURA A. HUGHES
 COUNTY CLERK
 BY: [Signature]
 DEPUTY

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

Secures: Note in the original principal amount of \$178,995.00, executed by NICOLE SUE PFEIFER and TYLER CLINTON BLEDSOE and payable to the order of Lender.

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

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

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

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

PARCEL ID(S):

Date of Sale: February 06, 2024	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: At the commissioner's court of Kaufman county does hereby designate the front steps of the Kaufman county Justice center located at 1902 US Highway 175 as the appropriate site for all foreclosure sales and auctions. OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE



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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

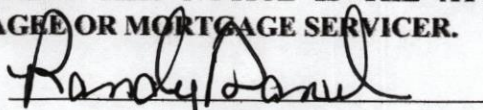
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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

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



SUBSTITUTE TRUSTEE

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

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

18-170182

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: January 21, 2004	Original Mortgagor/Grantor: KEVIN JONES AND TERESHA JONES
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SEBRING CAPITAL PARTNERS, LIMITED PARTNERSHIP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Recorded in: Volume: 2406 Page: 481 Instrument No: 00008516	Property County: KAUFMAN
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 BEATTIE PLACE, SUITE 110, MS#001, GREENVILLE, SC 29601

BY JIRA A. HUGHES
 COUNTY CLERK
 DEPUTY
 2023 DEC 21 AM 8:08

FILED FOR RECORD
 KAUFMAN CO. TEXAS

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

Secures: Note in the original principal amount of \$183,750.00, executed by KEVIN JONES; TERESHA JONES A/K/A TERESHA S. JONES; TERESHA JONES AKA TERESHA S. JONES and payable to the order of Lender.

Property Address/Mailing Address: 5562 CEDAR CREEK DR, KEMP, TX 75143

Legal Description of Property to be Sold: BEING LOT 11 OF CEDAR CREEK COUNTRY ESTATES, AN ADDITION IN KAUFMAN COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 9, PAGE 17 (NOW CABINET 1, PAGE 405) DEED RECORDS, KAUFMAN COUNTY, TEXAS.

PARCEL ID: 20124.

Date of Sale: February 6, 2024	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142

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

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, the owner and holder of the Note, has requested Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack



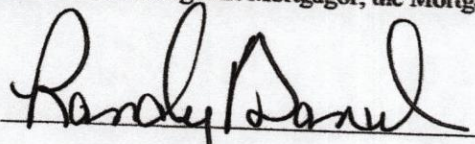
Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs whose address is 1 MAUCHLY IRVINE, CA 92618 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

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

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



SUBSTITUTE TRUSTEE

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

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 4/28/2022	Grantor(s)/Mortgagor(s): CHRISTINA SANCHEZ, AN UNMARRIED WOMAN, AND MARIA B ESPINOZA, AN UNMARRIED WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS LLC, DBA TOWN SQUARE MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: 7602 Page: 569 Instrument No: 2022-0016779	Property County: KAUFMAN
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
Date of Sale: 2/6/2024	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.	

Legal Description: LOT 1, BLOCK M, OF TOWN NORTH ESTATES NO.2, INSTALLMENT NO.1, AN ADDITION TO THE CITY OF TERRELL, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 289, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for 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, Joshua Sanders, Matthew Hansen, Angie Useton, 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 or Cindy Daniel or Jim O'Bryant, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under their 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.

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.

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

NOTICE 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.

Dated: 1/2/2024

[Handwritten Signature]

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for PennyMac Loan Services, LLC

1-3-24

[Handwritten Signature]

Printed Name:
[Handwritten Name]

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-23-100674-POS
Loan Type: FHA

FILED FOR RECORD
KAUFMAN CO. TEXAS
 2024 JAN -4 AM 8:05
 LAURA A. HUGHES
 COUNTY CLERK
 BY: *[Signature]*
 DEPUTY

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 JAN -5 AM 9:30
LAURA A. HUGHES
COUNTY CLERK
BY: LD
NEPITY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

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

WHEREAS, Heartland Community Association on April 9, 2021, April 14, 2022, and June 22, 2022, sent notice of default in payment of assessments to **DIANA J. ARGUELLES, an unmarried woman**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **DIANA J. ARGUELLES, an unmarried woman**, has continued to default in the payment of their indebtedness to Heartland Community Association and the same is now wholly due, and Heartland Community Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Heartland Community Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th of February 2024, between 10:00 a.m. and 4:00 p.m., Heartland Community Association will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Kaufman County Justice Center, 1902 E. US Highway 175, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 12:00 p.m., and the sale will take place not later than three (3) hours thereafter.


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

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

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

SIGNED: January 5, 2024.

HEARTLAND COMMUNITY ASSOCIATION

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

Given under my hand and affirmed seal of office, on January 5, 2024.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr., Judd A. Austin, III, and Vinay B. Patel
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

EXHIBIT "A"

Being Lot 20, in Block 8, of HEARTLAND PARCEL 7 (PHASE 9B), an addition in Kaufman County, Texas, according to the Map or Plat thereof recorded in/under Cabinet 3, Sleeve 328, Map/Plat Records, Kaufman County, Texas; together with Certificate of Correction dated 5/23/2017, filed 5/24/2017, recorded in/under Volume 5349, Page 451, and dated 5/30/2017, filed 5/30/2017, recorded in/under Volume 5355, Page 240, Real Property Records, Kaufman County, Texas, (the "Property").

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 JAN -5 AM 9:30
LAURA A. HUGHES
COUNTY CLERK
BY: LD
NEPHTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
COUNTY OF KAUFMAN §

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 JAN -5 AM 9:31
LAURA A. HUGHES
COUNTY CLERK
BY: LD
OFFICIAL

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

WHEREAS, Heartland Community Association on April 9, 2021, April 14, 2022, and June 22, 2022, sent notice of default in payment of assessments to **CLINT BOOTH and SARA APRIL BOOTH, husband and wife**, being the reputed owners or current owners of said real property; and

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

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th of February, 2024, between 10:00 a.m. and 4:00 p.m., Heartland Community Association will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Kaufman County Justice Center, 1902 E. US Highway 175, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 12:00 p.m., and the sale will take place not later than three (3) hours thereafter.


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

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

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

SIGNED: January 5, 2024.

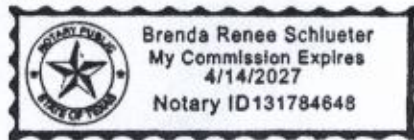
HEARTLAND COMMUNITY
ASSOCIATION

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

Given under my hand and affirmed seal of office, on January 5, 2024.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr., Judd A. Austin, III, and Vinay B. Patel
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

EXHIBIT "A"

Being Lot 8, Block 23, HEARTLAND TRACT A PHASE 3A, an Addition to Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 3, Envelope 37, Plat Records of Kaufman County, Texas, (the "Property").

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 JAN -5 AM 9:31

LAURA A. HUGHES
COUNTY CLERK

BY: CD
DEPUTY

FILED FOR RECORDS
KAUFMAN CO. TEXAS
2024 JAN -5 AM 9:32
LAURA A. HUGHES
COUNTY CLERK
BY: _____ DEPUTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

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

WHEREAS, Heartland Community Association on October 8, 2020, December 15, 2020, April 12, 2021, April 11, 2022, and January 24, 2023, sent notice of default in payment of assessments to **ANTONIO ESCOBEDO and ELIZABETH ESCOBEDO**, being the reputed owners or current owners of said real property; and

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


NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th of February, 2024, between 10:00 a.m. and 4:00 p.m., Heartland Community Association will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Kaufman County Justice Center, 1902 E. US Highway 175, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 12:00 p.m., and the sale will take place not later than three (3) hours thereafter.

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

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

SIGNED: January 5, 2024.

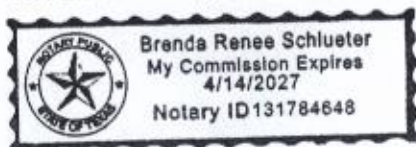
HEARTLAND COMMUNITY
ASSOCIATION

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

Given under my hand and affirmed seal of office, on January 5, 2024.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr., Judd A. Austin, III, and Vinay B. Patel
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

EXHIBIT "A"

Being Lot 19, in Block 21, of HEARTLAND Phase 8, an Addition Kaufman County, Texas, according to the Map or Plat thereof in Cabinet 3, Sleeve 360, Map Records, Kaufman County, Texas (the "Property").

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 JAN -5 AM 9:32

LAURA A. HUGHES
COUNTY CLERK

BY: LD
NEPHTY

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

§
§
§

COUNTY OF KAUFMAN

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 JAN -5 AM 9:32
LAURA A. HUGHES
COUNTY CLERK
BY: NEPITY

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

WHEREAS, Heartland Community Association on August 18, 2022, October 31, 2022, and January 13, 2023, sent notice of default in payment of assessments to **GLADYS THOMPSON**, being the reputed owner or current owner of said real property; and

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

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th of February, 2024, between 10:00 a.m. and 4:00 p.m., Heartland Community Association will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Kaufman County Justice Center, 1902 E. US Highway 175, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 12:00 p.m., and the sale will take place not later than three (3) hours thereafter.

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

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

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

SIGNED: January 5, 2024.

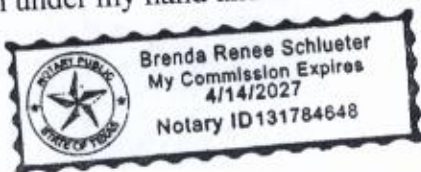
HEARTLAND COMMUNITY ASSOCIATION

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

Given under my hand and affirmed seal of office, on January 5, 2024.



Brenda Schlueter
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr., Judd A. Austin, III, and Vinay B. Patel
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201

EXHIBIT "A"

Being Lot 61, Block 1, HEARTLAND Tract B, Phase 1A, an Addition to Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 3, Sleeve 74, Plat Records, Kaufman County, Texas, (the "Property").

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 JAN -5 AM 9:33
LAURA A. HUGHES
COUNTY CLERK
BY: LD
NEPITY

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 JAN -5 AM 9:33

BY: _____
DEPUTY
LAURA A. HUGHES
COUNTY CLERK

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

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

WHEREAS, Heartland Community Association on October 8, 2020, December 15, 2020, April 11, 2022, and January 24, 2023 sent notice of default in payment of assessments to **RODERICK J. TAYLOR, JR. and CHRISTIE Y. TAYLOR, husband and wife**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **RODERICK J. TAYLOR, JR. and CHRISTIE Y. TAYLOR, husband and wife**, have continued to default in the payment of their indebtedness to Heartland Community Association and the same is now wholly due, and Heartland Community Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Heartland Community Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th of February, 2024, between 10:00 a.m. and 4:00 p.m., Heartland Community Association will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Kaufman County Justice Center, 1902 E. US Highway 175, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 12:00 p.m., and the sale will take place not later than three (3) hours thereafter.

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

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

SIGNED: January 5, 2024.

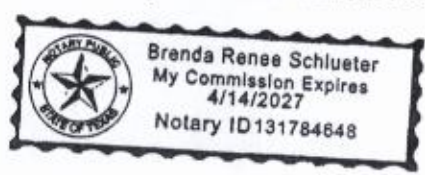
HEARTLAND COMMUNITY ASSOCIATION

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

Given under my hand and affirmed seal of office, on January 5, 2024.



Brenda Renee Schlueter
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr., Judd A. Austin, III, and Vinay B. Patel
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201

EXHIBIT "A"

Being Lot 25, Block 5, HEARTLAND Parcel 9A of Windfield Village Phase 1, an Addition to Kaufman County, Texas, according to the Map or Plat Thereof recorded in Cabinet 3, Page 281, Map and/or Plat Records of Kaufman County, Texas (the "Property").

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 JAN -5 AM 9:33

LAURA A. HUGHES
COUNTY CLERK

BY: LD
DEPUTY

23TX404-0178
1022 BAKER, MABANK, TX 75147

NOTICE OF FORECLOSURE SALE

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

ALL THAT CERTAIN LOT, TRACT OR PAREL OF LAND SITUATED IN THE GEORGE ISAACS SURVEY, A-248, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED AS LOT NO. 19, MABANK MEADOWS, AN ADDITION TO THE CITY OF MABARNK, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 3, ENVELOPE 295, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Security Instrument: Deed of Trust dated November 23, 2020 and recorded on December 2, 2020 as Instrument Number 2020-0038514 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

Sale Information: February 06, 2024, at 10:00 AM, or not later than three hours thereafter, at the front steps of the Kaufman County Justice Center located at 1902 US Highway 175, Kaufman, TX 75142, or as designated by the County Commissioners Court.

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

Obligation Secured: The Deed of Trust executed by ANTHONY JOESEPH TIERI AND STEPHANIE TIERI secures the repayment of a Note dated November 23, 2020 in the amount of \$180,442.00. MATRIX FINANCIAL SERVICES CORPORATION, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 JAN 11 AM 8:04
BY: LAURA A. HUGHES
COUNTY CLERK
DEPUTY

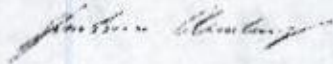


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Substitute Trustee(s): Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Guy Wiggs, Randy Daniel, Cindy Daniel, Jim O'Bryant, Angela Cooper, Dustin George

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

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



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Guy Wiggs, Randy Daniel, Cindy Daniel, Jim O'Bryant, Angela Cooper, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 11 day of January, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of KAUFMAN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: February 06, 2024

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 May 12, 2022 and recorded in Document INSTRUMENT NO. 2022-0018858 real property records of KAUFMAN County, Texas, with ALEXIS COATS AND OLUWASEYI ADEGOKE WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALEXIS COATS AND OLUWASEYI ADEGOKE WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$328,410.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NORTH AMERICAN SAVINGS BANK, F.S.B. 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. NORTH AMERICAN SAVINGS BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NORTH AMERICAN SAVINGS BANK, F.S.B.
12520 S. 71 Highway
Grandview, MO 64030

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 JAN 11 PM 12:08
LAURA A. HUGHES
COUNTY CLERK
BY:  DEPUTY



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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 1-11-24 I filed at the office of the KAUFMAN County Clerk and caused to be posted at the KAUFMAN County courthouse this notice of sale.

Declarants Name: Michelle Pangle
Date: 1-11-24

1009 E BUFFALO STREET
FORNEY, TX 75126

0000009987447

0000009987447

KAUFMAN

EXHIBIT "A"

LOT 4, REPLAT BLOCK 1, CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 751, RECORDS OF KAUFMAN COUNTY, TEXAS.

NOTICE OF TRUSTEE'S SALE

WHEREAS, On the 20th day of NOVEMBER, 2020, ROD DARQUEA and ROXANNA DARQUEA, executed a Deed of Trust conveying to **DARRIN W. STANTON**, a Trustee, the Real Estate hereinafter described, to secure N 2 DEEP, INC, in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2020-0038274, of the Deed of Trust records of Kaufman County, Texas; and

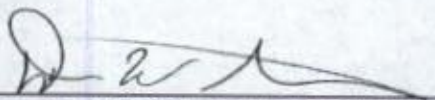
WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday, the 6th day of February, 2024**, between ten o'clock a.m. and one o'clock p.m., I will sell said Real Estate at the steps of the **Kaufman County Courthouse, 1902 US Hwy 175, Kaufman, Kaufman County, Texas**, which is the place designated by the Kaufman County Commissioner's Court, to the highest bidder for cash.

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

LOTS 31 AND 31, block 7, VALENTINE SHORELINE, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 207, PLAT RECORDS, KAUFMAN COUNTY, TEXAS. ALSO KNOWN AS 8485 LAKESHORE, KEMP, TEXAS.

WITNESS MY HAND, the 10 day of January, 2024.



DARRIN W. STANTON, TRUSTEE

BY: LD
LAURA A. HUGHES
COUNTY CLERK
THE PEOPLE

2024 JAN 11 PM 2:52

FILED FOR RECORD
KAUFMAN CO. TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/29/2016	Grantor(s)/Mortgagor(s): AUDRA COULSTON AND DANE COULSTON, WIFE AND HUSBAND
Original Beneficiary/Mortgagee: WELLS FARGO BANK, N.A.	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: 5104 Page: 425 Instrument No: 2016-0015078	Property County: KAUFMAN
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 2/6/2024	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT FORTY-FOUR (44), IN BLOCK B, OF WINDMILL FARMS PHASE 5B, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT THEREOF IN CABINET 3, SLIDE NO. 256 OF THE MAP/PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Randy Daniel or Cindy Daniel or Jim O'Bryant, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

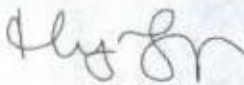
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): 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.

Dated: 1/9/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated:



Printed Name:
Randy Daniel
Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 JAN 11 PM 1:43
LAURA A. HUGHES
COUNTY CLERK
BY: 

MH File Number: TX-23-100838-POS
Loan Type: Conventional Residential

Notice of Foreclosure Sale

("Deed of Trust"):

Dated: October 28, 2022
Grantor: Abraham Medel and Oralia Monroy
Trustee: James F. Bowen
Lender: Manuel Murguia and Mayra Murguia

BY: _____
NEPUTY
LAURA A. HUGHES
COUNTY CLERK

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 JAN 12 AM 8:02

Recorded in: Volume 7880, Page 489 of the real property records of Kaufman County, Texas

Legal Description: Tract Eleven and the West 1/2 of Tract Twelve as shown by the boundary survey of 122.938 acres out of the R. Anthony Survey, Abstract No. 1, recorded in Volume 4, Page 44, of the Map Records of Kaufman County, Texas, save and except that 2.5 acre tract of land described in Warranty Deed Contract filed of record on 12/01/2020, in Volume 6712, Page 320, of the Official Public Records of Kaufman County, Texas

Secures: ("Note") in the original principal amount of \$295,000.00, executed by Abraham Medel and Oralia Monroy ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, February 6, 2024

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

Place: the front steps of the Kaufman County Justice Center, 1902 E. Highway 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 Manuel Murguia and Mayra Murguia'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, Manuel Murguia and Mayra Murguia, the owners and holders of the Note, have requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Manuel Murguia and Mayra Murguia's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Manuel Murguia and Mayra Murguia'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 Manuel Murguia and Mayra Murguia pass 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.

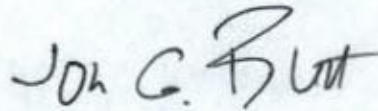
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Manuel Murguia and Mayra Murguia. 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.

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Jon G. Burt
200 W. Grove
Kaufman, Texas 75142
Telephone: 972-962-6000
Telecopier: 972-932-8080
E-mail: jonburtlaw@gmail.com

2024 JAN 18 PM 1:17

LAURA A. HUGHES
COUNTY CLERK

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, February 6, 2024

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 Nolan Wesley Cheshire & Deborah Kay Cheshire on October 31, 2017 in Document Number 2017-0025257 of the real property records of Kaufman County, Texas with Nolan Wesley Cheshire & Deborah Kay Cheshire, Grantor(s) and, Jean Campbell a/k/a Wanda Jean Campbell 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 \$97,000.00 and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated October 17, 2017.

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:

13680 Duck Creek, Terrell, Texas 75161

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 1/12/2024

Hollis Campbell, Trustee for Lender Jean Campbell a/k/a Wanda Jean Campbell

FILED FOR RECORD
KAUFMAN CO TEXAS

2024 JAN 18 PM 1:18

LAURA A. HUGHES
COUNTY CLERK

BY: 
LAURA A. HUGHES
COUNTY CLERK