

A

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2023 DEC 12 AM 8:41

2522

Our Case No. 23-06316-FC

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

LAURA A. HUNTER  
CLERK  
RC  
DEPUTY

THE STATE OF TEXAS  
COUNTY OF KAUFMAN

**Deed of Trust Date:**  
July 28, 2022

**Property address:**  
2035 BALLYOAK LANE  
FORNEY, TX 75126

**Grantor(s)/Mortgagor(s):**  
SAMIRA O. OURAGA, UNMARRIED WOMAN

**LEGAL DESCRIPTION:** Lot 4, Block 39, 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.

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

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

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** MARCH 5, 2024

**Property County:** KAUFMAN

**Original Trustee:** HEATHER MARCHLINSKI

**Recorded on:** August 4, 2022  
**As Clerk's File No.:** 2022-0030044  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

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

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

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs, Angela Cooper, Brenda Wiggs, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgage therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 5, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND, 12/11/23

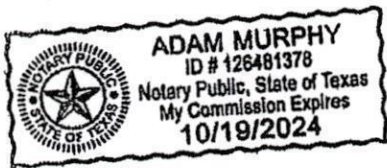
MARINOSCI LAW GROUP, PC

By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 11 day of DEC 2023, personally appeared SAMMY HOODA,  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL)



[Signature]  
Notary Public for the State of TEXAS  
My Commission Expires: 10-19-24  
ADAM MURPHY  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD, #200  
WESTLAKE VILLAGE, CA 91361  
Our File No. 23-06316

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

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 23-29392

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 DEC 14 AM 8:14  
LAURA A. HUGHES  
COUNTY CLERK  
BY: RC

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 8/22/2008, RALPH S. DELLINGER, JR. AND WIFE, ANGEL M. DELLINGER, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of JON MULKIN, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for COMPASS BANK, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$113,502.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for COMPASS BANK, which Deed of Trust is Recorded on 8/29/2008 as Volume 2008-00016722, Book , Page , Rerecorded on 03/20/2023 as Instrument No. 2023-0007199 in Kaufman County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**Lot 7 and the Southeast 30 feet of Lot 8, Block 6, Murphy Addition, Crandall, Kaufman County, Texas, according to the Plat of said Addition recorded in Volume 91, Page 1, Deed Records, Kaufman County, Texas.**

Commonly known as: **406 COLLEGE ST CRANDALL, TX 75114**

**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 QUERCUS MORTGAGE INVESTMENT TRUST**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **3/5/2024 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 Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



4804553

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

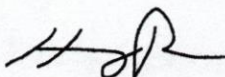
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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


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

WITNESS, my hand this 12/13/2023

WITNESS, my hand this 12-14-2023



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



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

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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

**DEED OF TRUST INFORMATION:**

**Date:** 11/22/2021  
**Grantor(s):** JUAN CAMARGO AND ARLITH GONZALEZ, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$221,414.00  
**Recording Information:** Book 7345 Page 1 Instrument 2021-0048902  
**Property County:** Kaufman  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1433 HIGHBRIDGE BLVD, CRANDALL, TX 75114

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of March, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 in Kaufman County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Kaufman County Commissioner's Court, at the area most recently designated by the Kaufman County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Useton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com, Jack Beckman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Useton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com, Jack Beckman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

BY: \_\_\_\_\_  
LAURA A. HUGHES  
COUNTY CLERK  
RC

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 DEC 14 AM 11:05

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

**Substitute Trustees:** Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corcnblum, Joshua Sanders, Matthew Hansen, Angie Uschler, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com, Jack Beckman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

**Certificate of Posting**

I am Randy Daniel whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 12-14-05 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

By: Randy Daniel

**Exhibit "A"**

LOT 16, BLOCK H, HIGHBRIDGE PHASE 2, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CABINET 3, SLEEVE 656, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

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

42

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 119058-TX

Date: December 14, 2023

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: CATHERINE RILEY AND DICKEY RILEY, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NewRez LLC D/B/A Shellpoint Mortgage Servicing

MORTGAGE SERVICER: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 5/20/2022, RECORDING INFORMATION: Recorded on 5/20/2022, as Instrument No. 2022-0019916 in Book 7638 Page 569

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 12, BLOCK U, OF FOX HOLLOW PHASE-2A, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS,

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, PAGE 608, MAP AND/PLAT RECORDS,

KAUFMAN COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/5/2024, the foreclosure sale will be conducted in Kaufman County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for NewRez LLC D/B/A Shellpoint Mortgage Servicing who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NewRez LLC D/B/A Shellpoint Mortgage Servicing  
c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing  
75 Beattie Place  
Suite 300



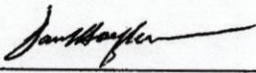
Matter No.: 119058-TX

Greenville, SC 29601

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, BRANDY BACON, KATHY ARRINGTON, JACK BECKMAN, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (713) 293-3618.

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

By:   
Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 DEC 21 AM 8:26  
LAURA A. HUGHES  
COUNTY CLERK  
AV.  
DEPT. V

**NOTICE OF FORECLOSURE SALE**

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

1. *Property to Be Sold.* The property to be sold is described as follows: BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE WILLIE COLWELL SURVEY, ABSTRACT NO. 83, KAUFMAN COUNTY, TEXAS AND BEING PART OF A 32.149 ACRE TRACT OF LAND CONVEYED TO CARMEN TORRES GONZALES, STEVE TORRES AND YNES TORRES, BY DEED RECORDED IN VOLUME 635, PAGE 284, DEED RECORDS, KAUFMAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH DIAMETER IRON ROD FOUND AT THE INTERSECTION OF THE MORTHWEST LINE OF SAID 32.149 ACRE TRACT AND THE SOUTHWEST LINE OF COUNTY ROAD NO. 161;

THENCE SOUTH 45 DEGREES 19 MINUTES 12 SECONDS EAST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 102.19 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND AT THE NORTH CORNER OF A 30 FOOT INGRESS/EGRESS EASEMENT.

THENCE SOUTH 43 DEGREES 27 MINUTES 45 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID EASEMENT, A DISTANCE OF 474.98 FEET TO A FENCE POST FOR CORNER AT THE WEST CORNER OF A 1.000 ACRE TRACT OF LAND CONVEYED TO ENRIQUE TORRES AND WIFE, ROSE TORRES, BY DEED RECORDED IN VOLUME 717, PAGE 216, DEED RECORDS, KAUFMAN COUNTY, TEXAS.

THENCE NORTH 41 DEGREES 42 MINUTES 40 SECONDS WEST, A DISTANCE OF 100.57 FEET TO A FENCE POST FOR CORNER IN THE SOUTHWEST LINE OF A 25.031 ACRE TRACT OF LAND CONVEYED TO S.I. PRUITT AND WIFE, ROBIN PRUITT, BY DEED RECORDED IN VOLUME 1016, PAGE 87, DEED RECORDS, KAUFMAN COUNTY, TEXAS.

THENCE NORTH 43 DEGREES 13 MINUTES 27 SECONDS EAST, ALONG SAID SOUTHEAST LINE, A DISTANCE OF 468.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.096 ACRES OF LAND AND BEING SUBJECT TO A 30 FOOT ROAD EASEMENT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE POST FOR CORNER AT THE SOUTH CORNER OF THE ABOVE DESCRIBED TRACT OF LAND.

THENCE NORTH 41 DEGREES 42 MINUTES 40 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID TRACT, A DISTANCE OF 30.10 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR CORNER.

THENCE NORTH 43 DEGREES 27 MINUTES 45 SECONDS EAST, A DISTANCE OF 254.26 FEET TO A 1/2 INCH DIAMETER IRON ROD FOUND FOR CORNER.

THENCE SOUTH 46 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A 3/8 INCH DIAMETER IRON ROD FOUND FOR CORNER IN THE SOUTHEAST LINE OF SAID ABOVE MENTIONED TRACT;

THENCE SOUTH 43 DEGREES 27 MINUTES 45 SECONDS WEST, ALONG SAID SOUTHEAST LINE, A DISTANCE OF 256.79 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.176 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/02/2000 and recorded in Book 1479 Page 0203 Document C6319 real property records of Kaufman County, Texas.

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

Date: 03/05/2024  
Time: 11:00 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 FINNELL CLARK, provides that it secures the payment of the indebtedness in the original principal amount of \$54,550.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

LAURA A. HUGHES  
COUNTY CLERK  
OFFICE

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 DEC 28 AM 8:55



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.hubzu.com](http://www.hubzu.com) or (855) 882-1314

Certificate of Posting

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

23-03839  
2006 BAYBERRY CT, HEARLAND, TX 75126

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

- Property:** The Property to be sold is described as follows:  
  
BEING LOT 14, IN BLOCK 42, OF HEARTLAND, TRACT A, PHASE 1B, AN ADDITION TO THE CITY OF HEARTLAND, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 3, ENVELOPE 20, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated November 20, 2020 and recorded on November 23, 2020 at Instrument Number 2020-0037390 in the real property records of KAUFMAN County, Texas, which contains a power of sale.
- Sale Information:** **March 5, 2024, at 11:00 AM**, or not later than three hours thereafter, at the front steps of the Kaufman County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by BRITNEY NICOLE BROADUS secures the repayment of a Note dated November 20, 2020 in the amount of \$249,399.00. 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.**



4805608

*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 Haelton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace and Xome 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 28 day of December, 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 DEC 28 AM 8:55  
LAURA A. HUBBES  
COUNTY CLERK  
BY: *RC*  
DEPUTY

## 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: May 19, 2017   | Original Mortgagor/Grantor: SHELDON GREENSPAN                            |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ADVISORS MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: CARRINGTON MORTGAGE SERVICES LLC        |
| Recorded in:<br>Volume: 5354<br>Page: 199<br>Instrument No: 2017-011978  | Property County: KAUFMAN   |
| Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK   | Mortgage Servicer's Address: 101 WEST LOUIS HENNA BLVD, AUSTIN, TX 78728 |

\* 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 \$261,000.00, executed by ESTATE OF SHELDON GREENSPAN and payable to the order of Lender.

Property Address/Mailing Address: 124 VILLANOVA CIRCLE, FORNEY, TX 75126

Legal Description of Property to be Sold: THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF KAUFMAN, DESCRIBED AS FOLLOWS:

LOT 38 IN BLOCK 2, OF MCKELLAR HOME PLACE, PHASE III, AN ADDITION TO THE CITY OF FORNEY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 120, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

|                               |   |
|-------------------------------|---|
| Date of Sale: March 05, 2024. | Earliest time Sale will begin: 10:00 AM |
|-------------------------------|---|

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 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, CARRINGTON MORTGAGE SERVICES LLC, the owner and holder of the Note, has requested 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.



BY:  
LAURA A. HUGHES  
COUNTY CLERK  
MV  
DEPUTY

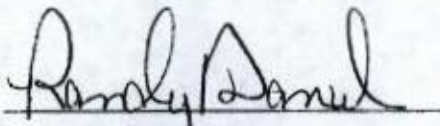
FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 JAN -4 AM 8:06

**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 *CARRINGTON MORTGAGE SERVICES 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, 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 Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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

A handwritten signature in black ink that reads "Randy Daniel". The signature is written in a cursive style and is positioned above a horizontal line.

SUBSTITUTE TRUSTEE

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 115364-TX

Date: January 2, 2024

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: ZAKARY DOUGLAS ROWTON AND ERICA MICHELLE ROWTON,  
HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR TOWN SQUARE MORTGAGE AND  
INVESTMENTS LLC. DBA TOWN SQUARE MORTGAGE, ITS  
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 4/12/2022, RECORDING INFORMATION: Recorded on 4/13/2022, as Instrument No.  
2022-0014491 in Book OPR 7576 Page 596

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 36, BLOCK 21, OF HEARTLAND PHASE 11,  
AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR

PLAT THEREOF RECORDED IN CABINET 3, SLEEVE 482, OF THE PLAT RECORDS OF KAUFMAN  
COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/5/2024, the foreclosure sale will be conducted in  
Kaufman County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The  
trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of  
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on  
any lien indebtedness superior to the Deed of Trust.

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

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

Page 1 of 2



4806215

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 JAN -4 AM 8:28  
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

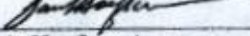
AP NOS/SOT 08212019

Matter No.: 115364-TX

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

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE BRANDY BACON, KATHY ARRINGTON, JACK BECKMAN, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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

By:   
Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 JAN -4 AM 8:28  
LAURA A. HUGHES  
COUNTY CLERK  
BY:   
DEPUTY

23-03787

11574 S EMERALD RANCH LN, FORNEY, TX 75126

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

- Property:** The Property to be sold is described as follows:  
  
LOT 29, OF EMERALD RANCH ESTATES, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET 2, ENVELOPE 481, MAP/PLAT RECORDS, KAUFMAN COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated August 3, 2020 and recorded on August 7, 2020 at Book 6532 and Page 178 Instrument Number 2020-0023017 in the real property records of KAUFMAN County, Texas, which contains a power of sale.
- Sale Information:** **March 5, 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 **BILLYJOE CHARLIE SMITH AND TIFFANY SMITH** secures the repayment of a Note dated August 3, 2020 in the amount of \$277,278.00. 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.**

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
JAN - 4 AM 8:28  
AURA A. HUGHES  
COUNTY CLERK  
DEPUTY



4806044

*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 4 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).

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 JAN -4 AM 8:28  
BY: LAURA A. HUGHES  
COUNTY CLERK  
M  
DEPUTY

165 BUFFALO CREEK DRIVE  
CRANDALL, TX 75114

0000010001121

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

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

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

Date: March 05, 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 July 15, 2010 and recorded in Document CLERK'S FILE NO. 2010-0011936 real property records of KAUFMAN County, Texas, with STEPHEN G CRITTENDEN AND TRACIE L CRITTENDEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by STEPHEN G CRITTENDEN AND TRACIE L CRITTENDEN, securing the payment of the indebtednesses in the original principal amount of \$147,020.00, 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

BY:   
LAURA A. HUGHES  
COUNTY CLERK  
2024 JAN -4 PM 1:26  
FILED FOR RECORD  
KAUFMAN CO. TEXAS



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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 1-4-24 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: 1-4-24

165 BUFFALO CREEK DRIVE  
CRANDALL, TX 75114

0000010001121

0000010001121

KAUFMAN

**EXHIBIT "A"**

LOT 3, BUFFALO CREEK ESTATES, INSTALLMENT 2, AN ADDITION TO THE CITY OF CRANDALL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 729, MAP/PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

2264 TORCH LAKE DR  
FORNEY, TX 75126

0000009793563

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

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

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

Date: March 05, 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 August 30, 2018 and recorded in Document CLERK'S FILE NO. 2018-0022120; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022-0018634 real property records of KAUFMAN County, Texas, with CARLOS A AVILA GONZALEZ, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CARLOS A AVILA GONZALEZ, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$208,149.00, 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

BY: \_\_\_\_\_  
LAURA A. HUGHES  
COUNTY CLERK  
2024 JAN -4 PM 1:25  
FILED FOR RECORD  
KAUFMAN CO. TEXAS



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

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

*Is Sa*

Israel Saucedo

**Certificate of Posting**

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-4-24 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: 1-4-24

2264 TORCH LAKE DR  
FORNEY, TX 75126

00000009793563

00000009793563

KAUFMAN

**EXHIBIT "A"**

LOT 3, BLOCK "FF", 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.

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

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

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

Date: March 05, 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 July 22, 2011 and recorded in Document CLERK'S FILE NO. 2011-0011118 real property records of KAUFMAN County, Texas, with PAULA STACEY MITCHELL AN UNMARRIED WOMAN, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by PAULA STACEY MITCHELL AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$50,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

BY:   
LAURA A. HUGHES  
COUNTY CLERK  
2024 JAN -4 PM 1:26  
KAUFMAN CO. TEXAS  
FILED FOR RECORD



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

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

*Is sb*

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 1-4-24 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: 1-4-24

303 NORTH MCGRAW STREET  
FORNEY, TX 75126

0000009992397

0000009992397

KAUFMAN

**EXHIBIT "A"**

BEING A PART OF BLOCK "O", CITY OF FORNEY, KAUFMAN COUNTY, BEING A PORTION OF A TRACT OF LAND CONVEYED TO OMAR AND EUVA SWINDLE AS RECORDED IN VOLUME 634, PAGE 532 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER, BEING A POINT IN THE NORTHWEST RIGHT OF WAY LINE OF LINE OF MCGRAW STREET, BEING THE EAST CORNER OF A TRACT OF LAND CONVEYED TO CLIFTON RAGSDALE AS RECORDED IN VOLUME 3394, PAGE 34 OF THE DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING THE SOUTH CORNER OF THE REMAINDER OF SAID SWINDLE TRACT;

THENCE NORTH 45 DEGREES 12 MINUTES 20 SECONDS WEST, A DISTANCE OF 98.80 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 44 DEGREES 17 MINUTES 23 SECONDS EAST, A DISTANCE OF 91.20 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, BEING A POINT IN THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO DAVID BURR AS RECORDED IN VOLUME 2865, PAGE 59 OF THE DEED RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE SOUTH 43 DEGREES 31 MINUTES 20 SECONDS EAST, A DISTANCE OF 99.85 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, BEING A POINT IN THE NORTHWEST RIGHT OF WAY LINE OF SAID MCGRAW STREET, AND BEING THE SOUTH CORNER OF SAID BURR TRACT;

THENCE SOUTH 44 DEGREES 55 MINUTES 25 SECONDS WEST (DIRECTIONAL CONTROL), A DISTANCE OF 88.26 FEET TO THE PLACE OF BEGINNING CONTAINING 8,910 SQUARE FEET OR 0.205 OF AN ACRE OF LAND.

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

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

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

Date: March 05, 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 June 09, 2006 and recorded in Document VOLUME 2899, PAGE 29; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NOS. 2013-0018523 AND 2022-0000847 real property records of KAUFMAN County, Texas, with CRISTOBAL F. GONZALEZ AND WIFE, KIMBERLY M. GONZALEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CRISTOBAL F. GONZALEZ AND WIFE, KIMBERLY M. GONZALEZ, securing the payment of the indebtednesses in the original principal amount of \$143,927.00, 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

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

2024 JAN -4 PM 1:25

FILED FOR RECORD  
KAUFMAN CO. TEXAS



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

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

*Is Sa*

Israel Saucedo

**Certificate of Posting**

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-4-24 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: 1-4-24

1002 INGRAM DRIVE  
FORNEY, TX 75126

00000010001139

00000010001139

KAUFMAN

**EXHIBIT "A"**

BEING LOT 22, IN BLOCK B, OF TRAVIS RANCH, PHASE 2A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 612, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 117947-TX

Date: January 9, 2024

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: CHRISTINA A. BRADLEY, AN UNMARRIED WOMAN  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SFMC LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC  
MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 11/4/2021, RECORDING INFORMATION: Recorded on 11/4/2021, as Instrument No. 2021-0045774 in Book OPR 7309 Page 231

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 5, BLOCK B, THE TRAILS OF CHESTNUT MEADOW, PHASE 1, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 409, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/5/2024, the foreclosure sale will be conducted in Kaufman County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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

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




FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 JAN 11 AM 8:02  
AURA A. HUGHES  
COUNTY CLERK  
DEPUTY

Matter No.: 117947-TX

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE BRANDY BACON, KATHY ARRINGTON, JACK BECKMAN, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935. Phone: (866) 931-0036.

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

By:   
Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

## 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 June 28, 2021 and recorded under Vol. 7073, Page 401, or Clerk's File No. 2021-0025777, in the real property records of KAUFMAN County Texas, with Quincy L. McKenzie, a single person 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 Quincy L. McKenzie, a single person securing payment of the indebtedness in the original principal amount of \$219,932.00 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 Quincy L. McKenzie. 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

#### Legal Description:

LOT 7, BLOCK "G", TRAILWIND PHASE 1, AN ADDITION TO THE CITY OF MESQUITE, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLIDE 658 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS AND UNDER CLERK'S DOCUMENT NO. 2020-0033462 OF THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS.

### SALE INFORMATION

Date of Sale: **03/05/2024**

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 January 11, 2024.

/s/ Will Morphis SBOT No. 24131905, 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. 44-23-3193

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 JAN 17 AM 9:11  
LAURA A. HUGHES  
COUNTY CLERK  
BY: LD  
DEPUTY

## NOTICE OF TRUSTEE'S SALE

### DEED OF TRUST INFORMATION:

|                              |  |                           |                             |
|------------------------------|--|---------------------------|-----------------------------|
| <b>Grantor(s)</b>            | J. Leobardo Perez and Patricia A. Perez  | <b>Deed of Trust Date</b> | October 21, 2011            |
| <b>Original Mortgagee</b>    | Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for R.H. Lending, Inc., as successor and assigns | <b>Original Principal</b> | \$83,819.00                 |
| <b>Recording Information</b> | Instrument #: 2011-0016221 Book #: 4024 Page #: 55 in Kaufman County, Texas  | <b>Original Trustee</b>   | Steve Holmes Law Firm, P.C. |
| <b>Property Address</b>      | 6503 Fair Road, Kaufman, TX 75142  | <b>Property County</b>    | Kaufman                     |

### MORTGAGE SERVICER INFORMATION:

|                            |   |                                  |   |
|----------------------------|---|----------------------------------|---|
| <b>Current Mortgagee</b>   | Guardian Mortgage, a division of Sunflower Bank, N.A. | <b>Mortgage Servicer</b>         | Guardian Mortgage, a division of Sunflower Bank, N.A. |
| <b>Current Beneficiary</b> | Guardian Mortgage, a division of Sunflower Bank, N.A. | <b>Mortgage Servicer Address</b> | 2701 N. Dallas Parkway, Suite 180, Plano, TX 75093    |

### SALE INFORMATION:

|                                     |  |
|-------------------------------------|--|
| <b>Date of Sale</b>                 | 05/05/2024   |
| <b>Time of Sale</b>                 | 10:00 AM or no later than 3 hours thereafter   |
| <b>Place of Sale</b>                | The front steps of the Kaufman County Justice Center located at 1902 US Highway 175 in Kaufman County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Kaufman County Commissioner's Court.  |
| <b>Substitute Trustees</b>          | Bob Dickerson, Aaron Parker, Terry Waters, Bruce Miller, Craig Muirhead, Wendy Lambert, Thomas Lester, Shawn Schiller, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com, Randy Daniel, Cindy Daniel, Jim O'Bryant, Brenda Wiggs, Denise Boerner, David Stockman, Donna Stockman, Michelle Schwartz, Selim Taherzadeh, or Michael Linke, any to act |
| <b>Substitute Trustees' Address</b> | 15851 N. Dallas Parkway, Suite 410, Addison, TX 75001  |

### PROPERTY INFORMATION:

#### Legal Description as per the Deed of Trust:

BEING A TRACT OF LAND SITUATED IN THE C. ASKINS SURVEY, ABSTRACT NO. 2, KAUFMAN COUNTY, TEXAS, AND BEING THAT TRACT AS DESCRIBED IN DEED TO LONGTIDE PROPERTIES, LTD. RECORDED IN VOLUME 3615, PAGE 4, DEED RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT FOR CORNER IN FAIR ROAD FOR THE MOST WESTERLY CORNER OF SAID LONGTIDE PROPERTIES, LTD. TRACT; THENCE NORTH 44 DEGREES 36 MINUTES 17 SECONDS EAST, ALONG SAID ROAD, A DISTANCE OF 142.71 FEET TO A POINT FOR CORNER; THENCE SOUTH 45 DEGREES 20 MINUTES 40 SECONDS EAST, AT 18.40 FEET PASSING A 3/8 INCH ROD FOUND, CONTINUING A TOTAL DISTANCE OF 324.00 FEET TO A 3/8 INCH ROD FOUND; THENCE SOUTH 44 DEGREES 31 MINUTES 05 SECONDS WEST, A DISTANCE OF 143.09 FEET TO A 3/8 INCH IRON ROD FOUND; THENCE NORTH 45 DEGREES 16 MINUTES 41 SECONDS WEST, AT 306.30 FEET PASSING A 3/8 INCH IRON ROD FOUND, CONTINUING A TOTAL DISTANCE OF 324.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.063 ACRES OF LAND, MORE OR LESS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute

## NOTICE OF TRUSTEE'S SALE

---

Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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 sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

**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.**

Dated January 23, 2024.

*/s/ Selim H. Taherzadeh*  
Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410

# NOTICE OF TRUSTEE'S SALE

---

Addison, TX 75001  
(469) 729-6800

Return to: **TAHERZADEH, PLLC**  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2024 JAN 25 AM 11:46

BY:   
LAURA A. HUGHES  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

23-171629

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: April 9, 2019   | Original Mortgagor/Grantor: JORGE DOMINGUEZ AND ROSA DOMINGUEZ              |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DAS ACQUISITION COMPANY LLC., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC               |
| Recorded in:<br>Volume: 5981<br>Page: 448<br>Instrument No: N/A   | Property County: KAUFMAN  |
| Mortgage Servicer: Flagstar Bank  | Mortgage Servicer's Address: 5151 Corporate Drive Troy, Michigan 48098-2639 |

2024 JAN 25 AM 11:46  
 BY: LAURA A. HUGHES  
 COUNTY CLERK  
 DEPUTY

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 \$310,276.00, executed by JORGE DOMINGUEZ and payable to the order of Lender.

Property Address/Mailing Address: 248 PENNRIDGE DR, FORNEY, TX 75126

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

|                              |   |
|------------------------------|---|
| Date of Sale: March 05, 2024 | Earliest time Sale will begin: 10:00 AM |
|------------------------------|---|

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

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

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 Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant s 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.

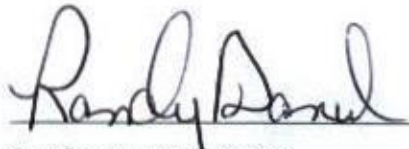


**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant s 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 Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant s whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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

A handwritten signature in black ink that reads "Randy Daniel". The signature is written in a cursive style with a horizontal line underneath the name.

SUBSTITUTE TRUSTEE

Randy Daniel or Cindy Daniel or Jim O'Bryant, Trustee

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

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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

**DEED OF TRUST INFORMATION:**

**Date:** 04/28/2022  
**Grantor(s):** GABRIELLE PABON, AN UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$306,289.00  
**Recording Information:** Book 7610 Page 308 Instrument 2022-0017393  
**Property County:** Kaufman  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1671 ACKERLY DRIVE, FORNEY, TX 75126

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Idaho Housing and Finance Association  
**Mortgage Servicer:** Idaho Housing and Finance Association  
**Current Beneficiary:** Idaho Housing and Finance Association  
**Mortgage Servicer Address:** 565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of March, 2024  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 in Kaufman County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Kaufman County Commissioner's Court, at the area most recently designated by the Kaufman County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com, Jack Beckman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com, Jack Beckman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

BY:   
LAURA A. HUGHES  
COUNTY CLERK

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 JAN 25 AM 11:46

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

**Substitute Trustee(s):** Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com, Jack Beckman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

**Certificate of Posting**

I am Randy Daniel whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 1-25-2014 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

By: Randy Daniel

**Exhibit "A"**

LOT 27, BLOCK D, 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.

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

### Notice of [Substitute] Trustee Sale

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

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

**Date:** 03/05/2024

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

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

**Property Address:** 1604 Luckenbach Dr, Forney, TX 75126

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

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/15/2006 and recorded 11/29/2006 in Book OR VL 3026, Page 34, Document 2006-00028216, real property records of Kaufman County, Texas, with **Tramille Freeney and spouse, Alphonso Nowlin** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION**, as Lender, **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-HL1, ASSET-BACKED CERTIFICATES, SERIES 2007-HL1** as Beneficiary.

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

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Tramille Freeney and spouse, Alphonso Nowlin**, securing the payment of the indebtedness in the original principal amount of **\$227,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-HL1, ASSET-BACKED CERTIFICATES, SERIES 2007-HL1** is the current mortgagee of the note and deed of trust or contract lien.

BY:   
NE PH  
LAURA A. HUGHES  
COUNTY CLERK

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 JAN 25 AM 11:43

**Notice of [Substitute] Trustee Sale**

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

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

**LOT 22 IN BLOCK L OF TRAVIS RANCH PHASE 2A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 612, PLAT RECORDS KAUFMAN COUNTY, TEXAS.**

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

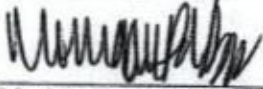
**C/O PHH Mortgage Corporation  
PO BOX 24605  
West Palm Beach, FL 33416-4605  
Phone: 877-744-2506**

**Notice of [Substitute] Trustee Sale**

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

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

Date: January 16, 2024



Monique Patzer, Trustee Sale Assistant

C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

I am Randy Davis whose address is c/o ACT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 1/15/24 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.

Certificate of Posting

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 119969-TX

Date: January 24, 2024

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: MELISSA MARTIN AND ROBERT MARTIN, WIFE AND HUSBAND

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 12/20/2019, RECORDING INFORMATION: Recorded on 12/23/2019, as Instrument No. 2019-0032411 in Book 6248 Page 590 and later modified by a loan modification agreement recorded as Instrument 2022-0004206, Vol. 7454, Pg. 485 on 01/31/2022

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 16, BLOCK O, MUSTANG CREEK, PHASE 2, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 469, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/5/2024**, the foreclosure sale will be conducted in Kaufman County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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

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

Matter No.: 119969-TX

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

**WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code. I HEREBY APPOINT AND DESIGNATE TERRY WATERS, BRUCE MILLER, DAVID RAY, THOMAS LESTER, ASHLEE LUNA, KINNEY LESTER, RAMIRO CUEVAS, 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, BRENDA**

**WIGGS, GUY WIGGS, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By: \_\_\_\_\_

*Paul A. Hoefker*  
Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

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

LAURA A. HUGHES  
COUNTY CLERK

2024 JAN 25 AM 7:13

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2024 JAN 26 PM 1:13

Our Case No. 22-06769-FC-3

Laura A. Hughes  
County Clerk  
RC  
Deputy

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

THE STATE OF TEXAS  
COUNTY OF KAUFMAN

**Deed of Trust Date:**  
October 29, 2020

**Property address:**  
3815 ELKHORN LN  
HEARTLAND, TX 75126

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

**LEGAL DESCRIPTION:** Lot 26, Block 29, Heartland Phase 10B, an addition to Kaufman County, Texas, according to the map or plat recorded in Cabinet 3, Page 422, Map and/or Plat Records, Kaufman County, Texas, together with Certificate of Correction recorded in Volume 5755, Page 124, and Volume 5803, Page 527, Official Public Records, Kaufman County, Texas.

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

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

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

**Date of Sale:** MARCH 5, 2024

**Property County:** KAUFMAN

**Original Trustee:** J. MARC HESSE

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

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

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

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs, Angela Cooper, Brenda Wiggs, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 5, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

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

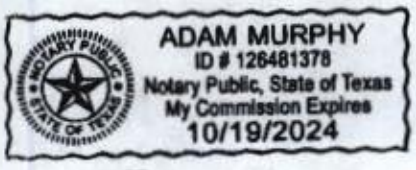
WITNESS MY HAND, 1/25/24

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

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 25 day of JAN 2024, personally appeared SAMMY HOODA,  known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL)



[Signature]  
Notary Public for the State of TEXAS  
My Commission Expires: 10-19-24  
ADAM MURPHY  
Printed Name and Notary Public

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

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

24TX255-0001  
1252 GLENDON DR., FORNEY, TX 75126

---

### NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 14, BLOCK 7, GRAYHAWK ADDITION, PHASE TWO, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLEEVE 269, PLAT RECORDS, KAUFMAN COUNTY, TEXAS; TOGETHER WITH A CERTIFICATE OF CORRECTION RECORDED IN INSTRUMENT FILE NO. 2016-0020256, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated September 15, 2023 and recorded on September 21, 2023 as Instrument Number 2023-0026729 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

Sale Information:

March 05, 2024, at 11:00 AM, or not later than three hours thereafter, at the front steps of the Kaufman County Justice Center located at 1902 US Highway 175, Kaufman, TX 75142, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

The Deed of Trust executed by NEXT SITE INNOVATION LLC secures the repayment of a Note dated September 15, 2023 in the amount of \$212,500.00. BF3SR3, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

FILED FOR RECORD  
KAUFMAN CO TEXAS

2024 FEB -8 AM 7:14

LAURA A. HUGHES  
COUNTY CLERK

BY: 

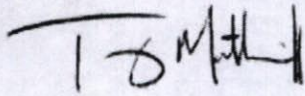


4808886

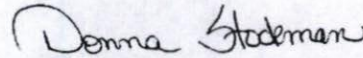
Substitute Trustee(s): Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy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

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 8 day of February, 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).

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2024 FEB -8 AM 7:14  
LAURA A. HUGHES  
-COUNTY CLERK  
BY: 

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

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

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

Date: **March 05, 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 July 09, 2019 and recorded in Document INSTRUMENT NO. 2019-0017847; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2020-0002448 real property records of KAUFMAN County, Texas, with NICHOLOUS JORDAN MINYARD AND WIFE, AVERY LEANN MINYARD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by NICHOLOUS JORDAN MINYARD AND WIFE, AVERY LEANN MINYARD, securing the payment of the indebtednesses in the original principal amount of \$181,649.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
FEB - 8 AM 9:27  
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY



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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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 2-8-24 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: 2-8-24

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. HENDRICKS SURVEY ABSTRACT 204, KAUFMAN COUNTY, TEXAS, AND BEING PART OF A CALLED 47.84 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 3560, PAGE 10 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THIS TRACT LOCATED N81° 23' 49"E 197.49 FEET FROM THE NORTHWEST CORNER OF THE ABOVE MENTIONED 47.84 ACRE TRACT LOCATED ON THE SOUTH R.O.W. OF F.M. HIGHWAY 3396; WITNESS: N02° 52' 50"W 1.0 FOOT, A SET 1/2" IRON ROD.

THENCE WITH SAID R.O.W. AND THE LINE OF DIRECTIONAL CONTROL N81° 23' 49"E 250.39 FEET TO THE NORTHEAST CORNER OF THIS TRACT; WITNESS: N01° 20' 34"W 2.8 FEET, A SET 1/2" IRON ROD. WITNESS: N81° 23' 49"E 84.92 FEET, A FOUND CONCRETE MONUMENT.

THENCE S01° 20' 34"E 244.17 FEET TO A SET 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S81° 09' 26"W 190.32 FEET TO A SET 1/2" IRON ROD FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N11° 00' 28"W 34.02 FEET TO A SET 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT;

THENCE S82° 25' 19"W 48.65 FEET TO A SET 1/2" IRON ROD FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N 02° 52' 50"W 209.19 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.34 ACRES OF LAND.

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**STATE OF TEXAS**

§

**COUNTY OF KAUFMAN**

§

§

Date: February 2, 2024

Borrower: Cliffview Asset Group L.L.C.

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

Holder: Toorak Capital Partners, LLC

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

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

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

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

Date: September 10, 2021

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

Original Lender: Commerical Lender LLC

Trustee: Angela DiTommaso

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 FEB - 8 AM 9:45  
LAURA A. HUGHES  
COUNTY CLERK  
BY: *BS*

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

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

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

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

**Foreclosure Sale:**

**Date of Sale:** Tuesday, March 5, 2024

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

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

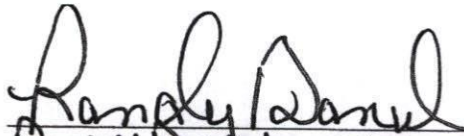
Holder has appointed Randy Daniel or Cindy Daniel or Jim O'Bryant and James L. Hollerbach, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default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

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

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

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

[signature on following page]

  
Randy Daniel, Substitute Trustee

STATE OF TEXAS       §  
                                  §  
COUNTY OF KAUFMAN §

Subscribed and sworn to before me on this \_\_\_ day of February 2024.

[SEAL]

\_\_\_\_\_  
Notary Public, State of Texas

My Commission expires:

\_\_\_\_\_

After recording return to:

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

## **EXHIBIT A**

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

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

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

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

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

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

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

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

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

**DATE:** February 8, 2024

**NOTE:** described as follows:

Date: February 21, 2023  
Maker: Morgan Lynn Barr  
Payee: Jon McCullough  
Original Principal Amount: \$70,000.00

**DEED OF TRUST:** described as follows:

Date: February 21, 2023  
Grantor: Morgan Lynn Barr and Lane Barr  
Trustee: Kesney Nichols  
Beneficiary: Jon McCullough  
Recorded: Filed for record on February 24, 2023, in the Real Property Records of Kaufman County, Texas under Instrument No. 2023-0004741

**LENDER:** Jon McCullough, an individual, through the Deed of Trust as referenced hereinabove.

**BORROWER:** Morgan Lynn Barr

**PROPERTY:** The real property described as follows:

All that certain lot, tract or parcel of land situated in Kaufman County, Texas and being Lot No. 2, Block "B" Aleris Estates No. 2 to City of Terrell, Texas according to the recorded Plat in Vol. 9, Page 21, now shown of record in Plat Cabinet #1, Sheet 409, Plat Records of Kaufman County, Texas and more commonly known as 303 Rash Lane, Terrell, Kaufman County, Texas 75160, together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEE:** George A. Mallery or William L. Siegel as Substitute Trustee/Attorney/Authorized Agent for Jon McCullough pursuant to Section 51.0076 of the Texas Property Code.

**SUBSTITUTE TRUSTEE ADDRESS:** c/o Cowles & Thompson, P.C., 901 Main Street, Ste. 3900, Dallas, Texas 75202.

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 FEB -8 PM 12:29  
LAURA A. HUGHES  
COUNTY CLERK  
BY: *MLB*  
DEPUTY

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

March 5, 2024, the first Tuesday of the month, to commence at 10:00 a.m. or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

The sale will occur on the front steps of the Kaufman County Justice Center (Main Courthouse) located at 1902 E. US Highway 175, Kaufman, Texas 75142, or in the area designated by the County Commissioners pursuant to Section 51.022 of the Texas Property Code.

**NOTICES**

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

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

**RECITALS**

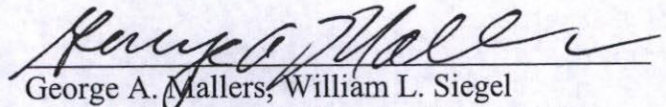
Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute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

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or

warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

EXECUTED as of February 8, 2024.



George A. Mallers, William L. Siegel  
as Substitute Trustee/Attorney/Authorized  
Agent of John McCullough

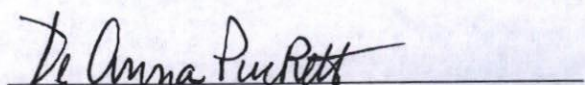
George A. Mallers  
William L. Siegel  
**COWLES & THOMPSON, P.C. - DALLAS**  
901 Main Street, Suite 3200  
Dallas, Texas 75202  
**COWLES & THOMPSON, P.C. – PLANO**  
4965 Preston Park Blvd., Ste. 320  
Plano, Texas 75093

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on February 8, 2024, by George A. Mallers. The acknowledging person personally appeared by:

- physically appearing before me.
- appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code chapter 406, subchapter C.



Notary Public – State of Texas

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 111127-TX

Date: February 7, 2024

County where Real Property is Located: Kaufman

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

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, L.L.C

MORTGAGE SERVICER: LOANCARE, LLC

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/5/2024**, the foreclosure sale will be conducted in **Kaufman** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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

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

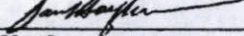


FILED FOR RECORD  
KAUFMAN CO TEXAS  
2024 FEB 12 AM 10:06  
LAURA A. HUGHES  
COUNTY CLERK  
BY: [Signature]

Matter No.: 111127-TX

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE TERRY WATERS, BRUCE MILLER, DAVID RAY, THOMAS LESTER, ASHLEE LUNA, KINNEY LESTER, RAMIRO CUEVAS, 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, BRENDA WIGGS, GUY WIGGS, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By:   
Paul A. Hoefker, Attorney  
Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

FILED FOR RECORD  
KAUFMAN CO TEXAS

2024 FEB 12 AM 10:06

LAURA A. HUGHES  
COUNTY CLERK

BY: 

2024 FEB 12 AM 10: 06

**NOTICE OF FORECLOSURE SALE**

**Deed of Trust:**

LAURA A. HUGHES  
COUNTY CLERK

Dated: August 22, 2022  
Grantor: US PREMIUM SERVICE LLC, a Texas limited liability company  
Trustee: Matthew C. Aycok  
Lender: 8975 FARM TO MARKET RD PROPERTY, LLC, a Texas limited liability company  
Recorded in: Instrument No. 2022-0032843 recorded on August 26, 2022, in the real property records of Kaufman County, Texas.  
Secures: Promissory Note ("Note") in the original principal amount of \$1,280,000.00, executed by US PREMIUM SERVICE LLC, a Texas limited liability company ("Borrower") and payable to the order of Lender, with a maturity date of September 30, 2027.

**Legal Description:**

"ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE WM. LATHAM SURVEY, ABSTRACT NO. 837, DALLAS COUNTY, TEXAS, PART OF THE H. WICKER SURVEY, ABSTRACT NO. 757 . . ." being fully described in, "Exhibit A" attached hereto and incorporated herein by reference.

**Foreclosure Sale:**

Date: Tuesday, March 5, 2024  
Time: The sale of the Property will be held between the hours of 11:00 A.M. and 2:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 A.M. and not later than three hours thereafter.  
Place: 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 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: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that 8975 FARM TO MARKET RD PROPERTY, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.  
Substitute Trustee: Bennett M. Wyse, or Ted Gambordella, or Brandy Bacon, or Kathy Arrington, or Jack Beckman, or Brenda Wiggs, or Guy Wiggs, or David Stockman, or Donna Stockman, or Janet Pinder, or Brandy Bacon, or Michelle Schwartz, or Jamie Dworsky, or Angela Cooper.

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, 8975 FARM TO MARKET RD PROPERTY, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of 8975 FARM TO MARKET RD PROPERTY, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with 8975 FARM TO MARKET RD PROPERTY, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.



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

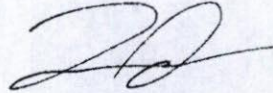
If 8975 FARM TO MARKET RD PROPERTY, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by 8975 FARM TO MARKET RD PROPERTY, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.


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

Pursuant to section 51.0075(a) of the Texas Property Code, 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.

**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: \_\_\_\_\_  
Ted Gambordella, Substitute Trustee  
5910 N Central Expy, Suite 920  
Dallas, Texas 75206  
P: 214-473-5551  
F: 214-540-9333  
Tgambordella@prattaycock.com  
www.prattaycock.com

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2024 FEB 12 AM 10: 06  
LAURA A. HUGHES  
COUNTY CLERK  
BY: 

**EXHIBIT A**

All that certain lot, tract or parcel of land, part of the Wm. Latham Survey, Abstract no. 837, Dallas County, Texas part of the H. Wicker Survey, Abstract No. 1757, Dallas County, Texas and Abstract No. 234, Kaufman County, Texas, part of the J. Halford Survey, Abstract No. 572, Dallas County, Texas and Abstract No. 239, Kaufman County, Texas and part of the H. Harter Survey, Abstract No. 598, Dallas County, Texas, part of that certain called 277.023 acre tract conveyed to James Younan by Joseph Elsayed, et ux on April 12, 2007, recorded in Vol. 20070196100 of the Deed records of Dallas County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 3/8" iron rod set at the Northeast corner of the above mentioned 277.023 acre tract, in the West line of the Levi J. King, et ux 101.5 acre tract, recorded in Vol. 427 page 540 of the Deed Records of Kaufman County, Texas and being at the intersection of the East line of the above mentioned H. Wicker Survey with the South right of Way line of Interstate Highway No. 20.

THENCE S 0 deg. 37 min. 43 sec. W, with the East line of said H. Wicker Survey a distance of 881.20 ft. to a 1/2" iron rod found at the South corner of said 101.5 acre tract, at the West corner of the Talty I-20, LP 52.367 acre tract recorded in Vol. 2491 page 405 of the Deed Records of Kaufman County, Texas and being at the Northwest corner of the Talty I-20 22.002 acre tract recorded in Vol 2593 page 393 of the Deed records of Kaufman County, Texas.

THENCE S 0 deg. 06 min 51 sec. W, continuing with the East line of said H. Wicker Survey, passing the Southeast corner of same, continuing with the East line of the above mentioned J. Halford Survey, a total distance of 2942.79ft. to a 1/2" iron rod found at the Intersection of same with the North Right of Way line of Farm to Market Road No. 740 and being at the Southwest corner of the Talty I-20, LP 128.182 acre tract, recorded in Vol. 2383 page 450 of the Deed records of Kaufman County, Texas.

THENCE S 75 deg. 58 min. 34 sec. W, with the South Right of Way line of Farm to Market Road No.740, a distance of 728.92 ft. to a 1/2" iron rod found at the Southeast corner of the 3536 Polo Ridge Partners, Ltd 207.24 acre Tract Two, recorded in Vol. 3205 page 145 of the Deed records of Kaufman County, Texas.

THENCE N 1 deg. 04 min. 07 sec. E. With the East line of said 207.24 acre tract, a distance of 1181.86 ft. to a 1/2" iron pipe found at the Northeast corner of same.

THENCE S 89 deg. 39 min. 48 sec. W, With the North line of said 207.24 acre tract, a distance of 693.50 ft. to a 1/2" iron rod found at an ell corner of same.

THENCE S 4 deg. 47 min. 36 sec. W, a distance of 279.56 ft. to a 1/2" iron rod found at an ell corner of said 207.24 acre tract.

FILED FOR RECORD  
KAUFMAN CO TEXAS

2024 FEB 12 AM 10:06

LAURA A. HUGHES  
COUNTY CLERK

BY: *RS*

THENCE N 89 deg. 51 min. 16 sec. W, a distance of 591.33 ft. to a ½" Iron pipe found at an ell corner of said 207.24 acre tract.

THENCE N 82 deg. 33 min 20 sec W, a distance of 680.73 ft. to a ½" iron rod found at an ell corner of said 207.24 acre tract and being in the west line of the above mentioned J. Halford Survey.

THENCE S 0 deg. 53 min. 26 sec. E, with the West line of said J. Hartford Survey, a distance of 869.97 ft. to a ½" iron rod found at an ell corner of said 207.24 acre tract.

THENCE S 82 deg. 23 min. 56 sec. W, a distance of 379.31 ft. to a point at the Northwest corner of said 207.24 acre tract, in the center of the East Fork of the Trinity River and being near evidence of an old wood bridge, from which a ½" iron rod found for reference bears N 82 deg. 23 min. 56 sec. E, 48.14 ft.

THENCE, in a Northerly direction along the centerline of the East Fork of the Trinity river, as follows:

N 4 deg. 23 min 19 sec. E-297.18 ft., N 8 deg. 14 min 43 sec. W-73.16 ft., N 18 deg. 18 min. 02 sec. W-162.23 ft., N 0 deg. 01 min. 29 sec. W -149.04 ft., N 25 deg. 14 min. 52 sec. E-206.37 ft., N 38 deg. 22 min. 48 sec. E-293.78 ft., N 24 deg. 01 min. 31 sec. E-78.62 ft., N 47 deg. 51 min. 05 sec. E-66.51 ft., N 27 deg. 19 min 15 sec. E -67.77 ft., N 3 deg. 14 min. 26 sec. W 116 48 ft., N 24 deg. 19 min. 29 sec. W-73.16 ft., N 48 deg. 04 min. 03 sec. W -171.94 ft., N 35 deg. 20 min. 46 sec. W-135.07 ft., N 11 deg. 56 min. 35 sec. W-149.98 ft., N 2 deg. 13 min. 34 sec. W-236.56 ft., N 22 deg. 17 min. 44 sec. W-265.09 ft., N 35 deg. 46 min. 16 Sec. W -181.62 ft., N 5 deg. 25 min. 20 sec. W-79.00 ft., N 29 deg. 39 min. 54 sec. E-57.15ft., N 880 deg. 01 min. 51 sec. E-39.41 ft., N 57 deg 59 min. 06 sec. E-73.00 ft., N 14 deg. 33 min. 03 sec. E-111.79ft., N 3 deg. 58 min. 03 sec. W-82.30 ft., N 28 deg. 13 min. 51 sec. E-46.39 ft., N 3 deg. 22 min. 37 sec. W-44.93ft. N 39 deg. 25 min. 45 sec. W-80.01 ft., N 55 deg. 18 min 44 sec. W-151.43 ft., N 89 deg. 49 min. 00sec. W-81.79ft., N 75 deg. 55 min. 20 sec. W-131.38 ft., S 69 deg. 45 min. 22 sec. W-93.81 ft., N 86 deg. 55 min. 05 sec. W-65.41 ft., S 46 deg. 05 min. 04 sec. W-38.99 ft., S 33 deg. 37 min. 25 sec. E-136.52ft., S 12deg. 49 min. 04 sec. W-149.34ft. S 73 deg. 00 min. 00 sec. W-191.02ft., S 51 deg. 34 min. 11sec. W-91.35 ft., S 73 deg. 51 min. 28 sec. W-238.59 ft., N 78 deg. 02 min. 58 sec. W-193.34 ft., N 19 deg. 52 min. 24 sec. W-135.51 ft., N 34 deg 55 min. 26 sec. E-205.23 ft., N 66 deg. 12 min. 25 sec. E-157.21 ft., N 41 deg. 25 sec. E-131.55 ft., N 6 deg. 12min. 42 sec. W-87.00 ft., N69 deg. 31 min. 54 sec. W-124.48 ft., N 85 deg. 12 min. 02 sec. W-69.69ft. N 63 deg. 51 min. 04 sec. W-87.29 ft. N 28 deg. 10 min. 38 sec. W-85.90 ft., N 11 deg 29 min. 24 sec. W-161.55 ft., N 51 deg. 14 min. 43 sec. W-138.77 ft., N 37 deg. 15 min. 53 sec. W-93.53ft., N 37deg. 42min. 16 sec. E-83.93ft., S 87 deg. 35 min. 45 sec. E-111.47 ft., S 70 deg. 09 min. 59 sec. E-122.58 ft., N 80 deg. 57 min 46 sec. E-78.06 ft., N 39 deg. 45 min. 44 sec. E-214.65 ft., N 13 deg. 18 min. 41sec. E-261.58 ft., N 10 deg. 43 min. 45 sec. W-84.32 ft., N 57 deg 28 min. 30 sec. W-81.06 ft., N 82 deg. 00 min. 10 sec W-295.43 ft., N 34 deg. 05 min. 02 sec. W-104.89 ft. and N 1 deg. 04 min. 04 sec. E-46.93ft. to the point at the intersection of the centerline of said river

FILED FOR RECORD  
KAUFMAN CO TEXAS

2024 FEB 12 AM 10:07

LAURA A. HUGHES  
COUNTY CLERK

BY: *[Signature]*

with the South Right of Way line of Interstate Highway No. 20 and being in a curve to the left, the radius point of which bears N 1 deg. 14 min. 24 sec. E-5954.58 ft. from which a 3/8" iron rod set for reference bears in an Easterly direction along said curve to the left, 49.94 ft.

THENCE, in an Easterly direction with said Right of Way line and with said curve to the left, the angle of which is 4 deg. 09 min. 14 sec., the radius is 5954.58 ft. and the tangent is 215.95 ft., a distance of 431.71 ft. to a concrete monument found at the P.T. of said Curve to the left.

THENCE N 87 deg. 05 min. 10 sec E, continuing with the South right of Way line of Interstate Highway No. 20 a distance of 3886.93 ft. to the point of beginning, containing 276.383 acre of land.

**SAVE AND EXCEPT THE FOLLOWING TRACT OF LAND:**

BEING 84,499 square feet of land, more or less, in the William Latham Survey, Abstract Number 837 and the Hannah Wicker Survey, Abstract Number 1757, Dallas County, Texas, being part of a called 276.383 acres tract of land conveyed by deed to 8975 Farm To Market Rd Property LLC, recorded in Instrument No. 20080384676, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 84,499 square feet of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod (controlling monument) found at the south corner of a tract of land conveyed by deed to Levi J. King, as recorded in Volume 427, Page 540, of the Deed Records of Kaufman County, Texas, being in the east line of said 276.383 acres tract;

THENCE North 00 degrees 06 minutes 22 seconds East, with the east line of said 276.383 acres tract and the west line of said Levi J. King tract, a distance of 850.96 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" (hereafter referred to as a "TXDOT" monument) set in the new south right-of-way line of Interstate Highway 20 (IH-20), at the POINT OF BEGINNING, being 243.26 feet right of Station 535+59.70, having a N.A.D. 83 (2011 Adjustment), Texas State Plane North Central Zone (4202) surface coordinate of Northing 6,944,042.40 and Easting 2,578,558.02;

1) THENCE South 84 degrees 52 minutes 52 seconds West, departing the east line of said 276.383 acres tract and the west line of said Levi J. King tract, with said new south right-of-way line of IH-20, a distance of 59.72 feet to a TxDOT monument set, being 245.00 feet right of Station 535+00.00;

2) THENCE South 86 degrees 32 minutes 57 seconds West, continuing with said new south right-of way line of IH-20, a distance of 2,100.00 feet to a TxDOT monument set, being 245.00 feet right of Station 514+00.00;

3) THENCE South 86 degrees 38 minutes 23 seconds West, continuing with said new south right-of way line of IH-20, a distance of 1,900.80 feet (unable to set) to the point of curvature of

FILED FOR RECORD  
KAUFMAN CO TEXAS

2024 FEB 12 AM 10: 07

LAURA A. HUGHES  
COUNTY CLERK

BY: 

a curve to the right, having a radius of 5,825.00 feet and a central angle of 02 degrees 09 minutes 05 seconds, being 244.56 feet right of Station 495+06.34;

4) THENCE continuing with said new south right-of-way line of IH-20, and with said curve to the right, an arc distance of 218.71 feet (Chord Bearing South 87 degrees 42 minutes 55 seconds West - 218.70 feet) (unable to set) to the east top of bank of the East Fork Trinity River, being 250.51 feet right of Station 492+96.77;

5) THENCE North 05 degrees 41 minutes 49 seconds West, with said east top of bank, a distance of 25.94 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the north line of said 276.383 acres tract and the existing south right-of-way of said IH-20 (variable width), being on a curve to the left having a radius of 5,954.58 feet and a central angle of 03 degrees 47 minutes 55 seconds;

6) THENCE, with the north line of said 276.383 acres tract and said existing south right-of-way line of IH-20, and with said curve to the left, an arc distance of 394.78 feet (Chord Bearing North 88 degree 26 minutes 58 seconds East - 394.70 feet) to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

7) THENCE North 86 degrees 33 minutes 00 seconds East, with the north line of said 276.383 acres tract and said existing south right-of-way line of IH-20, a distance of 3,886.83 feet to a 1/2-inch iron rod with orange cap found at the northeast corner of said 276.383 acres tract and the northwest corner of said Levi J. King tract;

8) THENCE South 00 degrees 06 minutes 22 seconds West, departing said existing south right-of-way line of IH-20, with the east line of said 276.383 acres tract and the west line of said Levi J. King tract, a distance of 18.51 feet to the POINT OF BEGINNING and containing 84,499 square feet (1.9398 Acres) of land, more or less.

FILED FOR RECORD  
KAUFMAN CO TEXAS

2024 FEB 12 AM 10: 07

LAURA A. HUGHES  
COUNTY CLERK

BY 

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, WILSON MANAGEMENT GROUP INC. delivered that one certain Deed of Trust dated AUGUST 31, 2022, which is recorded in INSTRUMENT NO.: 2022-0033979 of the real property records of KAUFMAN County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$365,000.00 payable to the order of SILVER CITY FUNDING LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, SILVER CITY FUNDING LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on MARCH 5, 2024, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 63, BLOCK 28, HEARTLAND PHASE 10B, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET 3, PAGE 422, MAP AND/OR PLAT RECORDS OF KAUFMAN COUNTY, TEXAS, TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 5775, PAGE 124 AND VOLUME 5803, PAGE 527, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of KAUFMAN County, Texas, for such sales (OR AT THE FRONT SETPS OF THE KAUFMAN COUNTY JUSTICE CENTER, LOCATED AT 1902 US. HIGHWAY 175).

NOTICE IS FURTHER GIVEN that the address of SILVER CITY FUNDING LLC, the Mortgagee or Mortgage Servicer, is 25349 BOROUGH PARK DR, SPRING, TX 77380. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: FEBRUARY 12, 2024.

SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR BRANDY BACON OR JACK BECKMAN OR GUY WIGGS OR DAVID STOCKMAN OR DONNA STOCKMAN OR MICHELLE SCHWARTZ OR JANET PINDER OR JAMIE DWORSKY OR ANGELA COOPER

FILE NO.: MISC-1815  
PROPERTY: 3614 FRENCH CREEK DR  
HEARTLAND, TX 75126  
WILSON MANAGEMENT GROUP INC

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tel: (972) 394-3088  
Fax: (972) 394-1283

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2024 FEB 12 AM 10:07  
BY: LAURA A. HUGHES  
COUNTY CLERK

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2024 FEB 13 AM 9:24

LAURA A. HUGHES  
COUNTY CLERK

BY: RC

## 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, March 05, 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 Andres Vivero De La Sancha & Jose A Vivero Vences & Romelia Vences Vivero and recorded on **October 20, 2020** in **Document Number 2020-0032392 Page 366 Vol 6641**, of the real property records of Liberty County, Texas with Vivero De La Sancha & Jose A Vivero Vences & Romelia Vences Vivero, Grantor(s) and, **HWC Realty LTD** as Lender, located at 2537 S. FM 148, Crandall, Texas 75114, and Trustee being Hollis Campbell, also located at 2537 S, FM 148 Crandall, Texas 75114, with promissory note securing payment of the indebtedness in the original principal amount of **\$150,000.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **October 20, 2020**.

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

**5. Property to be sold:** : BEING S Gilliland LOT 32 (UNREC) WYNCHASE CROSSING AS RECORDED RECORDS IN VOLUME 2145,PAGE 465 OF KAUFMAN COUNTY RECORDS AKA 2748 CO RD 4104 CRANDALL,TX 75114

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

By:  \_\_\_\_\_

Date: 2/9/2024

Hollis Campbell, Trustee for Lender HWC Realty LTD

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

|  |  |
|--|--|
| <b>Deed of Trust Date:</b><br>5/5/2000   | <b>Grantor(s)/Mortgagor(s):</b><br>ANTHONY A. SCHNEEMANN AND TRACY L. SCHNEEMANN, HUSBAND AND WIFE |
| <b>Original Beneficiary/Mortgagee:</b><br>BANK ONE, N.A  | <b>Current Beneficiary/Mortgagee:</b><br>U.S. BANK NATIONAL ASSOCIATION                            |
| <b>Recorded in:</b><br>Volume: 1482<br>Page: 0041<br>Instrument No: 06566  | <b>Property County:</b><br>KAUFMAN   |
| <b>Mortgage Servicer:</b><br>U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.                                | <b>Mortgage Servicer's Address:</b><br>2800 Tamarack Road,<br>Owensboro, KY 42301                  |
| <b>Date of Sale:</b> 3/5/2024  | <b>Earliest Time Sale Will Begin:</b> 10:00 AM   |
| <b>Place of Sale of Property:</b> 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:** SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

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.

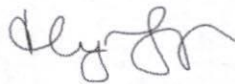
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

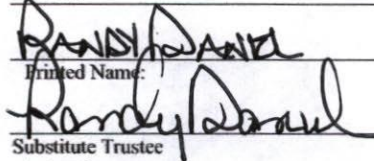
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS 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: 2/8/2024



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for U.S. Bank National Association

Dated:



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

**MH File Number:** TX-22-94592-POS  
**Loan Type:** Conventional Residential

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 FEB 13 AM 10:25  
LAURA A. HUGHES  
COUNTY CLERK  
BY: DEPUTY

## EXHIBIT "A"

## TRACT TWO

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN KAUFMAN COUNTY, TEXAS AND BEING A PART OF LOT 20 AND A PART OF LOT 21 OF SADDLE CLUB ESTATE PHASE 2, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, ENVELOPE 126, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD FOUND FOR CORNER AT THE EAST MOST SOUTHEAST CORNER OF SAID LOT 20, SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF LOT 21;

THENCE S. 68 DEG. 45 MIN. 21 SEC. W. AT 75.00 FEET PASS A ½" IRON ROD SET FOR WITNESS AND CONTINUING ACROSS LOT 21 A DISTANCE OF 1265.84 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SADDLE CLUB DRIVE;

THENCE N. 08 DEG. 09 MIN. 45 SEC. E. ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 25.82 FEET TO A ½" IRON ROD FOUND FOR CORNER;

THENCE IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46 DEG. 19 MIN. 12 SEC., A RADIUS OF 70.00 FEET, A CHORD OF N. 14 DEG. 53 MIN. 27 SEC. W., 55.06 FEET, ALONG SAID RIGHT-OF-WAY LINE AN ARC DISTANCE OF 56.59 FEET TO A ½" IRON ROD SET FOR CORNER;

THENCE N. 36 DEG. 21 MIN. 44 SEC. E. A DISTANCE OF 180.00 FEET TO A ½" IRON ROD SET FOR CORNER;

THENCE N. 60 DEG. 10 MIN. 55 SEC. E. A DISTANCE OF 425.00 FEET TO A ½" IRON ROD SET FOR CORNER;

THENCE N. 52 DEG. 48 MIN. 30 SEC. E. AT 764.55 FEET PASS A ½" IRON ROD SET FOR WITNESS AND CONTINUING FOR A TOTAL DISTANCE OF 839.55 FEET TO A POINT IN THE MEANDERS OF BUFFALO CREEK FOR CORNER;

THENCE S. 47 DEG. 46 MIN. 31 SEC. E. ALONG MEANDERS OF SAID CREEK A DISTANCE OF 224.71 FEET TO A POINT IN CREEK FOR CORNER;

THENCE S. 29 DEG. 06 MIN. 10 SEC. W. ALONG THE MEANDERS OF SAID CREEK, A DISTANCE OF 246.00 FEET TO A POINT IN SAID CREEK FOR CORNER;

THENCE S. 02 DEG. 59 MIN. 42 SEC. W. ALONG THE MEANDERS OF SAID CREEK, A DISTANCE OF 113.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.97 ACRES OF LAND.

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

|                              |   |                           |                 |
|------------------------------|---|---------------------------|-----------------|
| <b>Grantor(s)</b>            | Stoney Burke and Ramona Burke   | <b>Deed of Trust Date</b> | October 4, 2021 |
| <b>Original Mortgagee</b>    | Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Guardian Mortgage, a division of Sunflower Bank, N.A., its successors and assigns | <b>Original Principal</b> | \$614,244.00    |
| <b>Recording Information</b> | Instrument #: 2021-0041508 in Kaufman County, Texas   | <b>Original Trustee</b>   | John Cottrell   |
| <b>Property Address</b>      | 11396 Prairie Lakes Lane, Forney, TX 75126  | <b>Property County</b>    | Kaufman         |

## MORTGAGE SERVICER INFORMATION:

|                            |   |                                  |   |
|----------------------------|---|----------------------------------|---|
| <b>Current Mortgagee</b>   | Guardian Mortgage, a division of Sunflower Bank, N.A. | <b>Mortgage Servicer</b>         | Guardian Mortgage, a division of Sunflower Bank, N.A. |
| <b>Current Beneficiary</b> | Guardian Mortgage, a division of Sunflower Bank, N.A. | <b>Mortgage Servicer Address</b> | 2701 N. Dallas Parkway, Suite 180, Plano, TX 75093    |

## SALE INFORMATION:

|                                     |  |
|-------------------------------------|--|
| <b>Date of Sale</b>                 | 03/05/2024   |
| <b>Time of Sale</b>                 | 10:00 AM or no later than 3 hours thereafter   |
| <b>Place of Sale</b>                | The front steps of the Kaufman County Justice Center located at 1902 US Highway 175 in Kaufman County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Kaufman County Commissioner's Court.  |
| <b>Substitute Trustees</b>          | Bob Dickerson, Aaron Parker, Terry Waters, Bruce Miller, Craig Muirhead, Wendy Lambert, Thomas Lester, Shawn Schiller, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com, Randy Daniel, Cindy Daniel, Jim O'Bryant, Brenda Wiggs, Denise Boerner, David Stockman, Donna Stockman, Michelle Schwartz, Selim Taherzadeh, or Michael Linke, any to act |
| <b>Substitute Trustees' Address</b> | 15851 N. Dallas Parkway, Suite 410, Addison, TX 75001  |

## PROPERTY INFORMATION:

|   |
|---|
| <b>Legal Description as per the Deed of Trust:</b><br><b>LOT 53, HIGHLAND PRAIRIE PHASE II, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 2, ENVELOPE 272, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.</b><br><b>APN#: 50604</b> |
|---|

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

## NOTICE OF TRUSTEE'S SALE

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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

**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.**

Dated February 9, 2024.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh  
15851 N. Dallas Parkway, Suite 410  
Addison, TX 75001  
(469) 729-6800

Return to: **TAHERZADEH, PLLC**  
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

BY:   
LAURA A. HUGHES  
COUNTY CLERK

2024 FEB 13 AM 10:26

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
  §  
COUNTY OF KAUFMAN           §

WHEREAS, on or about April 21, 2022, a Notice of Lien was filed in the Deed Records of Kaufman County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Terrece S. Jones and Demorris L. Young, the present owners of said real property, to Deerfield (Forney) Homeowners' Association, Inc. (the "Association"); and

WHEREAS, the said Terrece S. Jones and Demorris L. Young have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to the Association;


NOW, THEREFORE, notice is hereby given that on Tuesday, **March 5, 2024**, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate at the front steps of the Kaufman County Justice Center (Main Courthouse) 1902 E. US Highway 175, Kaufman, TX 75142, or as designated by the County Commissioners Court, Kaufman County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 12:00 o'clock noon, and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 10, Block E, Deerfield Heights, Phase 1, an addition to the City of Forney, Kaufman County, Texas, according to the map or plat thereof recorded in Volume 2, Page 511 of the Plat Records of Kaufman County, Texas (614 Berry Trail)

WITNESS my hand this 13 day of February, 2024

DEERFIELD (FORNEY) HOMEOWNERS' ASSOCIATION, INC.

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 FEB 13 PM 1:34  
LAURA A. HUGHES  
COUNTY CLERK  
BY:  DEPUTY

The within notice was posted by me on the \_\_\_ day of \_\_\_\_\_, 2024, at the Kaufman County Courthouse in Kaufman, Texas.

**CAUSE NO. 114817-86**

|   |   |                                 |
|---|---|---------------------------------|
| <b>IN RE: ORDER FOR FORECLOSURE<br/>CONCERNING</b>    | § | <b>IN THE DISTRICT COURT OF</b> |
|   | § |                                 |
|   | § |                                 |
| <b>614 Berry Trail<br/>Forney, TX 75126</b>           | § | <b>KAUFMAN COUNTY, TEXAS</b>    |
|   | § |                                 |
|   | § |                                 |
| <b>UNDER TEX. R. CIV. PROC. 736</b>                   | § |                                 |
|   | § |                                 |
| <b>AND TERRECE S. JONES AND<br/>DEMORRIS L. YOUNG</b> | § | <b>86TH JUDICIAL DISTRICT</b>   |

**ORDER FOR FORECLOSURE**

On **August 16, 2023**, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action was presented to the Court. **Deerfield (Forney) Homeowners' Association, Inc.** (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 614 Berry Trail, Forney, Texas 75126, and further described as follows:

Lot 10, Block E, Deerfield Heights, Phase 1, an addition to the City of Forney, Kaufman County, Texas, according to the map or plat thereof recorded in Volume 2, Page 511 of the Plat Records of Kaufman County, Texas (614 Berry Trail) (hereinafter the "Property").

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

Terrece S. Jones  
614 Berry Trail  
Forney, Texas 75126

Demorris L. Young  
614 Berry Trail  
Forney, Texas 75126

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

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Deerfield Heights Subdivision (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondents' acquisition of the Property, Respondents agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article IV of the Declaration.
5. Article IV, Section 4.1 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article IV, Section 4.1(a) of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondents' ownership, Respondents have been assessed

maintenance fees in a non-discriminatory manner based on Respondents' ownership of the Property.

8. Article IV, Section 4.1(a) of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the collection of delinquent assessments.
9. As of August 2, 2023, Respondents are 31 months in default in his/her obligations to the Association for a total of Two Thousand Two Hundred and Ninety Dollars and Ninety Four Cents (\$2,290.94).
10. Respondents have been notified of the amounts due and unpaid attributed to Respondents' failure to pay the assessments and other charges by notice letter dated March 7, 2022.
11. A Notice of Lien was filed on or about April 21, 2022 at Instrument No. 2022-0015618 in the office of the County Clerk of KAUFMAN, Texas, and Respondents was notified of same by letter dated April 19, 2022.
12. The Association afforded Respondents thirty (30) days to cure the default pursuant to the April 19, 2022 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

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

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

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

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

SIGNED ON 2/1/2024 \_\_\_\_\_.



\_\_\_\_\_  
JUDGE PRESIDING

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DEFAULT having been made in the payment of the note described in that certain Deed of Trust executed by **New Door Innovation LLC, a Texas limited liability company**, dated October 27, 2021, and duly filed for record on November 8, 2021 in the Office of the County Clerk of Kaufman County, Texas under Kaufman County Clerk's File No. **2021-0046127** of the Official Real Property Records of Kaufman County, Texas, conveying to **Matt L. Janner, Trustee**, the following described real property and improvements thereon in Kaufman County, Texas, to-wit:

**Those four (4) certain tracts of Land located in Kaufman County, Texas, and being more fully described my metes and bounds in Exhibit "A" attached hereto and incorporated herein; and**

WHEREAS, **SCF Jake, LP.**, a Texas limited partnership, is the legal owner and holder of the indebtedness described in and secured by said Deed of Trust; and

WHEREAS, **SCF Jake, LP**, a Texas limited partnership, the legal owner and holder of said Deed of Trust, in accordance with its terms, in writing removed the said **Matt L. Janner**, as Trustee and appointed:

**Brandy Bacon  
Jack Beckman  
Brenda Wiggs  
Guy Wiggs  
David Stockman  
Donna Stockman  
Janet Pinder  
Michelle Schwartz  
Jamie Dworsky and/or  
Angela Cooper**

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2024 FEB 13 PM 1:48  
BY: LAURA A. HUGHES  
COUNTY CLERK  
A

as Substitute Trustee(s), to act under the terms of the Deed of Trust (each of whom may act alone and without the joinder of any other person including any other Substitute Trustee); and

WHEREAS, the said Deed of Trust vests power in the Trustee named above to execute the provisions of said Deed of Trust and whereas, the legal owner and holder of said Note and Deed of Trust having declared the whole debt due as secured thereby, and having requested that the undersigned as Trustee proceed to exercise the power of sale so conferred upon said Trustee, I will, in accordance with the request of the said legal owner and holder, on



**MARCH 5, 2024**

to commence at the hour of 11:00 o'clock a.m., or within three (3) hours thereafter, on said day, sell the above described property to the highest bidder for cash at the following location:

**At the front steps of the Kaufman County Justice Center located at 1902 US Highway 175, Kaufman, Texas, or if the preceding area is no longer the designated area, as the area most recently designated by the County Commissioners Court**

being the location designated pursuant to Article 51.002 of the Texas Property Code for the purpose of satisfying said debt and costs of executing said sale.

Notice is given that on the date of the sale, the Substitute Trustee will offer the property for sale at public auction at the location designated herein, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or re-schedule the sale for another day. In that case, the Trustee or any Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal or re-scheduling of said sale. Notice of the date of any re-scheduled sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting and/or re-filing may be after the date originally scheduled for this sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property described herein, if any, to the extent that they are of record and remain in force and effect and have not been subordinated to the Deed of Trust. The sale will not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to terms of the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property described herein.

PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "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. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PROPERTY OR ANY PERSONAL PROPERTY, IF ANY, INCLUDED IN

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2024 FEB 13 PM 1:48  
BY: LAURA A. HUGHES  
COUNTY CLERK

THIS SALE. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

The name and address of the sender of this Notice are:

SCF Jake, LP  
1302 Waugh Drive, Suite 831  
Houston, Texas 77019

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.

*Donna Stockman*

Brandy Bacon  
Jack Beckman  
Brenda Wiggs  
Guy Wiggs  
David Stockman  
Donna Stockman  
Janet Pinder  
Michelle Schwartz  
Jamie Dworsky and/or  
Angela Cooper  
Substitute Trustee(s)

Robert A. Schlanger  
Attorney for Substitute Trustee  
5325 Katy Freeway, Suite Two  
Houston, Texas 77007  
(713) 626-2333

FILED FOR RECORD  
HARRIS COUNTY TEXAS  
2024 FEB 13 PM 1:48  
LAURA A. HUGHES  
COUNTY CLERK  
BY: *LAH*

**EXHIBIT "A"**

**Metes and Bounds Description**

FILED FOR RECORD  
KAUFMAN CO TEXAS

2024 FEB 13 PM 1:48

LAURA A. HUGHES  
COUNTY CLERK

BY: *bs*

2024 FEB 13 PM 1:48

LAURA A. HUGHES  
COUNTY CLERK

BY: 

EXHIBIT "A"

Metes and Bounds Description

TRACT 1:

BEING A 0.496 ACRE TRACT OF LAND AND BEING THE WEST 105 FEET OF BLOCK 71, KEMP ORIGINAL, RECORDED IN VOL. 1, PG. 14, DATED AUGUST 27, 1881. PLAT OF RECORDS, KAUFMAN COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" (N: 6851118.39, E: 2867448.33) SET FOR THE SOUTHWEST CORNER OF SAID BLOCK 71 AND BEING THE SOUTHWEST CORNER OF SAID 0.496 ACRE TRACT;

THENCE N 23°45'03" E, A DISTANCE OF 205.60 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHWEST CORNER OF SAID BLOCK 71 AND BEING THE NORTHWEST CORNER OF SAID 0.496 ACRE TRACT;

THENCE N 66°14'57" E, A DISTANCE OF 105.00 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHEAST CORNER OF SAID 0.496 ACRE TRACT;

THENCE S 23°45'03" W, A DISTANCE OF 205.60 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHEAST CORNER OF SAID 0.496 ACRE TRACT;

THENCE S 66°14'57" W, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL AREA OF 21,587 SQUARE FEET OR 0.496 ACRES, MORE OR LESS.

TRACT 2:

BEING A 0.448 ACRE TRACT OF LAND AND BEING THE EAST 95 FEET OF BLOCK 71, KEMP ORIGINAL, RECORDED IN VOL. 1, PG. 14, DATED AUGUST 27, 1881. PLAT OF RECORDS, KAUFMAN COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" (N: 6851387.13, E: 2867548.58) SET FOR THE NORTHEAST CORNER OF SAID BLOCK 71 AND BEING THE NORTHEAST CORNER OF SAID 0.448 ACRE TRACT, FROM WHICH A FOUND 1" IRON PIPE BEARS N 66°14'57" E, A DISTANCE OF 41.84 FEET (TIE);

THENCE S 23°45'03" E, A DISTANCE OF 205.60 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHEAST CORNER OF SAID BLOCK 71 AND BEING THE SOUTHEAST CORNER OF SAID 0.448 ACRE TRACT;

THENCE S 66°14'57" W, A DISTANCE OF 95.00 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHWEST CORNER OF SAID 0.496 ACRE TRACT;

THENCE N 23°45'03" W, A DISTANCE OF 205.60 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHWEST CORNER OF SAID 0.448 ACRE TRACT;

THENCE N 66°14'57" E, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL AREA OF 19,532 SQUARE FEET OR 0.448 ACRES, MORE OR LESS.

2024 FEB 13 PM 1:48

LAURA A. HUGHES  
COUNTY CLERK

BY: 

**TRACT 3:**

BEING A 0.127 ACRE TRACT OF LAND AND BEING PART OF BLOCK 77, KEMP ORIGINAL, RECORDED IN VOL. 1, PG. 14, DATED AUGUST 27, 1881. PLAT OF RECORDS, KAUFMAN COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" (N: 6861084.23, E: 2667393.41) SET FOR THE SOUTHEAST CORNER OF SAID BLOCK 77 AND BEING THE SOUTHEAST CORNER OF SAID 0.127 ACRE TRACT;

THENCE S 66°14'57" W, A DISTANCE OF 51.06 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHWEST CORNER OF SAID 0.127 ACRE TRACT;

THENCE N 10°33'36" W, A DISTANCE OF 211.17 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHWEST CORNER OF SAID 0.127 ACRE TRACT;

THENCE N 66°15'38" E, A DISTANCE OF 2.88 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHEAST CORNER OF SAID 0.127 ACRE TRACT;

THENCE S 23°45'03" E, A DISTANCE OF 205.59 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL AREA OF 5,545 SQUARE FEET OR 0.127 ACRES, MORE OR LESS.

**TRACT 4:**

BEING A 0.259 ACRE TRACT OF LAND AND BEING PART OF BLOCK 62, KEMP ORIGINAL, RECORDED IN VOL. 1, PG. 14, DATED AUGUST 27, 1881. PLAT OF RECORDS, KAUFMAN COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (N: 6851149.89, E: 2667718.53) FOUND FOR THE NORTHWEST CORNER OF SAID BLOCK 62 AND BEING THE NORTHWEST CORNER OF SAID 0.259 ACRE TRACT;

THENCE N 66°14'57" E, A DISTANCE OF 99.99 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHEAST CORNER OF SAID 0.259 ACRE TRACT;

THENCE S 22°47'29" E, A DISTANCE OF 111.10 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHEAST CORNER OF SAID 0.259 ACRE TRACT;

THENCE S 65°23'33" W, A DISTANCE OF 102.10 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHWEST CORNER OF SAID 0.259 ACRE TRACT;

THENCE N 21°44'16" W, A DISTANCE OF 112.68 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL AREA OF 11,298 SQUARE FEET OR 0.259 ACRES, MORE OR LESS.