

A

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-07167-TX

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

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

**Date:** 4/2/2024  
**Time:** The earliest time the sale will begin is 10:00 AM  
**Place:** Kaufman County Courthouse, Texas, at the following location: 100 West Mulberry Street, Kaufman, TX 75142 THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE

Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot 1, in Block B, of Creekside Estates, Phase 1, an addition to the City of Terrell, Kaufman County, Texas, according to the Map or Plat thereof recorded in/under Cabinet 2, Envelope 530, Map/Plat Records, Kaufman County, Texas.

**Commonly known as:** 101 BRUSHY CREEK LANE TERRELL, TX 75160

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated 3/19/2020 and recorded in the office of the County Clerk of Kaufman County, Texas, recorded on 3/24/2020 under County Clerk's File No 2020-0007932, in Book 6345 and Page 562 of the Real Property Records of Kaufman County, Texas.

**Grantor(s):** Jeffery Brian Eskue and Holly A Eskue, As Husband and Wife and Frances Lawson Rickard, A Single Woman  
**Original Trustee:** Thomas E. Black Jr.  
**Substitute Trustee:** Auction.com, Randy Daniel, Cindy Daniel, Jim OBryant, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Bill Gibson, Russell Slaton, Ed Henderson, Tony Hulsey, Jan Rollins, Sharon Hobbs, Matt Dunn, Brandy Bacon, Jamie Dworsky, Angela Cooper, Nestor Solutions, LLC  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns  
**Current Mortgagee:** Freedom Mortgage Corporation  
**Mortgage Servicer:** Freedom Mortgage Corporation

T.S. #: 2023-07167-TX

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

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$201,286.00, executed by Jeffery Brian Eskue and Holly A Eskue, As Husband and Wife and Frances Lawson Rickard, A Single Woman, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

**Freedom Mortgage Corporation**  
10500 Kincaid Drive  
Fishers, IN 46037  
Phone: 855-690-5900

**Default and Request to Act** - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2023-07167-TX

Dated: 11/28/23

Auction.com, Randy Daniel, Cindy Daniel, Jim OBryan, Donna Stockman,  
Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Janet  
Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George  
Hawthorne, Bill Gibson, Russell Slaton, Ed Henderson, Tony Hulsey, Jan  
Rollins, Sharon Hobbs, Matt Dunn, Brandy Bacon, Jamie Dworsky, Angela  
Cooper, Nestor Solutions, LLC

*Donna Stockman*

c/o Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC  
214 5th Street, Suite 205  
Huntington Beach, California 92648

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2023 NOV 30 AM 8:07  
LAIIRA A. HUGHES  
CLERK  
RY.  
PC  
DEPT 177

RTS 24-57

Our Case No. 23-06876-FC

## APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF KAUFMAN

**Deed of Trust Date:**  
August 14, 2018

**Property address:**  
1560 KLEBERG DRIVE  
FORNEY, TX 75126

**Grantor(s)/Mortgagor(s):**  
SUNGWOONG KIM AND SANG IM KIM, HUSBAND  
AND WIFE

**LEGAL DESCRIPTION:** LOT 9, BLOCK W, OF GATEWAY PARKS ADDITION, PHASE 2A AND 2B, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLIDE 371, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR  
FAIRWAY INDEPENDENT MORTGAGE CORPORATION  
ITS SUCCESSORS AND ASSIGNS

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

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

**Date of Sale:** APRIL 2, 2024

**Property County:** KAUFMAN

**Original Trustee:** CYNTHIA PORTERFIELD

**Recorded on:** August 15, 2018  
**As Clerk's File No.:** 2018-0020345  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

**Substitute Trustee:**  
Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda  
Wiggs, Guy Wiggs, David Stockman, Donna Stockman,  
Janet Pinder, Michelle Schwartz, Jamie Dworsky, Angela  
Cooper, 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 Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, Angela Cooper, 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, APRIL 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the

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

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, January 9, 2024

MARINOSCI LAW GROUP, PC

By: [Signature]  
SAMMY HOODA  
MANAGING ATTORNEY

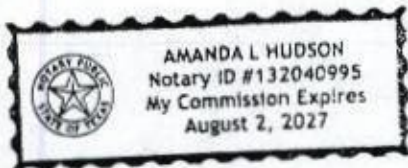
THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Amanda Hudson the undersigned officer, on this, the 9 day of January 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: 8-2-2027  
Amanda Hudson  
Printed Name and Notary Public



Grantor: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY  
SUITE 303  
VIRGINIA BEACH, VA 23452  
Our File No. 23-06876

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

**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: April 02, 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 May 08, 2015 and recorded in Document CLERK'S FILE NO. 2015-0008531; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022-0041202 real property records of KAUFMAN County, Texas, with DAMON MASSEY AND SPOUSE TERIN R SPARKS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAMON MASSEY AND SPOUSE TERIN R SPARKS, securing the payment of the indebtednesses in the original principal amount of \$206,097.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ALLIED FIRST BANK, SB DBA SERVBANK 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. ALLIED FIRST BANK, SB DBA SERVBANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ALLIED FIRST BANK, SB DBA SERVBANK  
3138 EAST ELWOOD STREET  
PHOENIX, AZ 85034

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 JAN 18 PM 12:13  
LAURA A. HUGHES  
COUNTY CLERK  
BY: *BS*  
NFPIITV



**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 1-18-24 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: 1-18-24

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE P. STOCKMAN SURVEY, ABSTRACT NO. 445, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 4.590 ACRE TRACT CONVEYED TO KEVIN L. EVANS BY JOE D. WILSON, ET UX ON OCTOBER 29, 1998, RECORDED IN VOL. 1388 PAGE 105 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/8" IRON ROD SET IN THE SOUTH LINE OF THE ABOVE MENTIONED 4.590 ACRE TRACT, IN THE NORTH LINE OF THE ROBERT MCFAUL 5.052 ACRE TRACT, RECORDED IN VOL. 1002 PAGE 893 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING N 85 DEG. 30 MIN. 30 SEC. W-262.46 FT. FROM THE SOUTHEAST CORNER OF SAID 4.590 ACRE TRACT.

THENCE N 85 DEG. 30 MIN. 30 SEC. W, WITH THE SOUTH LINE OF SAID 4.590 ACRE TRACT, A DISTANCE OF 154.60 FT. TO A 3/8" IRON ROD SET FOR CORNER.

THENCE N 4 DEG. 29 MIN. 30 SEC. E, A DISTANCE OF 418.28 FT. TO A 3/8" IRON ROD SET IN THE WESTERLY NORTH LINE OF SAID 4.590 ACRE TRACT.

THENCE S 85 DEG. 33 MIN. 30 SEC. E, WITH THE WESTERLY NORTH LINE OF SAID 4.590 ACRE TRACT, A DISTANCE OF 177.83 FT. TO A 1/2" IRON ROD FOUND AT THE WESTERLY NORTHEAST CORNER OF SAME AND BEING AT THE NORTHWEST CORNER OF THE ROBERT F. TUCKER TRACT, RECORDED IN VOL. 1024 PAGE 345 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS.

THENCE S 5 DEG. 37 MIN. 03 SEC. W, WITH THE WESTERLY EAST LINE OF SAID 4.590 ACRE TRACT, A DISTANCE OF 241.91 FT. TO A 5/8" IRON ROD FOUND AT AN ELL CORNER OF SAME AND BEING AT THE SOUTHWEST CORNER OF SAID TUCKER TRACT.

THENCE S 10 DEG. 27 MIN. 48 SEC. W, A DISTANCE OF 177.53 FT. TO THE POINT OF BEGINNING, CONTAINING 1.638 ACRES OF LAND, OF WHICH 0.071 OF AN ACRE IS WITHIN A 20.00 FT. ACCESS EASEMENT ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT.

TRACT TWO ACCESS EASEMENT

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE P. STOCKMAN SURVEY, ABSTRACT NO. 445, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 4.590 ACRE TRACT CONVEYED TO KEVIN L. EVANS BY JOE D. WILSON, ET UX ON OCTOBER 29, 1998, RECORDED IN VOL. 1388 PAGE 105 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT A 3/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 4.590 ACRE TRACT, AT THE NORTHEAST CORNER OF THE ROBERT MCFAUL 5.052 ACRE TRACT, RECORDED IN VOL.1002 PAGE 893 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING IN THE WEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NO. 1389.

THENCE N 85 DEG. 30 MIN. 30 SEC. W, WITH THE SOUTH LINE OF SAID 4.590 ACRE TRACT, A DISTANCE OF 417.06 FT. TO A 3/8" IRON ROD SET FOR CORNER,

THENCE N 4 DEG. 29 MIN. 30 SEC. E, A DISTANCE OF 20.00 FT. TO A 3/8" IRON ROD SET FOR CORNER.

THENCE S 85 DEG. 30 MIN. 30 SEC. E, A DISTANCE OF 415.17 FT. TO A 3/8" IRON ROD SET IN THE WESTERLY EAST LINE OF THE ABOVE MENTIONED 4.590 ACRE TRACT AND BEING IN THE WEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NO. 1389,

THENCE S 0 DEG. 55 MIN. 25 SEC. E, WITH SAID RIGHT OF WAY LINE, A DISTANCE OF 20.09 FT. TO THE POINT OF BEGINNING, CONTAINING 0.191 OF AN ACRE OF LAND.

4221 CALLA DRIVE  
FORNEY, TX 75126

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2024 JAN 25 AM 11:09

00000010028496

LAURA A. HUGHES  
COUNTY CLERK

BY: *MV*  
DEPUTY

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

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

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

Date: April 02, 2024

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

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

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 17, 2020 and recorded in Document CLERK'S FILE NO. 2020-0002176; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022-0035885 real property records of KAUFMAN County, Texas, with KEVIN JACOB ROMINE AND SPOUSE, BRIANNA PENIX AND BARBARA THOMAS, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KEVIN JACOB ROMINE AND SPOUSE, BRIANNA PENIX AND BARBARA THOMAS, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$266,974.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

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

*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 1-25-24 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: 1-25-24

4221 CALLA DRIVE  
FORNEY, TX 75126

00000010028496

00000010028496

KAUFMAN

**EXHIBIT "A"**

LOT SIX (6), IN BLOCK "H", OF WINDMILL FARMS, PHASE 3B AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 3, ENVELOPE 491, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

## NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: LOT 3, BLOCK J, WINDMILL FARMS PHASE 6A, A SUBDIVISION OF KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, PAGE 646. MAP AND/OR PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/30/2021 and recorded in Book 6976 Page 498 Document 2021-0017638 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: 04/02/2024

Time: 10:00 AM

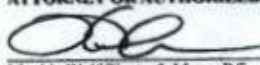
Place: Kaufman County, Texas at the following location: THE FRONT STEPS OF THE KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US Highway 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. *Obligations Secured.* The Deed of Trust executed by TABAIS PRATER, provides that it secures the payment of the indebtedness in the original principal amount of \$209,096.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Click n' Close, Inc. is the current mortgagee of the note and deed of trust and CLICK N CLOSE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Click n' Close, Inc. c/o CLICK N CLOSE, INC., PO Box 2229, Addison, TX 75001 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 250-2832

### Certificate of Posting

I am Randy Danch 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 1/25/24 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.

BY: LAURA A. HUGHES  
COUNTY CLERK  
NEPTUNY

2024 JAN 25 AM 11:43

FILED FOR RECORD  
KAUFMAN CO. TEXAS

A

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 23-29619

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 JAN 25 AM 7:13  
LAURA A. HUGHES  
COUNTY CLERK  
BY: LD  
DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 1/4/2021, Tabitha N Cartwright a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott R. Valby, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for, Crestmark Mortgage Company, Ltd., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$349,453.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for, Crestmark Mortgage Company, Ltd., which Deed of Trust is Recorded on 1/6/2021 as Volume 2021-0000697, Book , Page , in Kaufman County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**Lot 15 in Block 17, Devonshire Village 4C, An addition in the County of Kaufman, Texas, according to the map or plat thereof, recorded in Volume 3, Page 433, real property records, Kaufman County, Texas.**

Commonly known as: **859 KNOXBRIDGE ROAD FORNEY, TX 75126**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, Angela Cooper , 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 **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **4/2/2024 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.

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.

4807869

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 1/24/2024

WITNESS, my hand this January 25, 2024



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

BY: LD  
DEPUTY  
LAURA A. HUGHES  
COUNTY CLERK

2024 JAN 25 AM 7:13

FILED FOR RECORD  
KAUFMAN CO. TEXAS

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

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 16, 2022 and recorded under Vol. 7679, Page 489, or Clerk's File No. 2022-0023509, in the real property records of KAUFMAN County Texas, with Katlyne Lauture, unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Guaranteed Rate, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Katlyne Lauture, unmarried woman securing payment of the indebtedness in the original principal amount of \$348,570.00 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 Katlyne Lauture. 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:

**BEING LOT TWO (2), IN BLOCK S, OF WINDMILL FARMS, PHASE 1A, 1B & 1C, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 213, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.**

### SALE INFORMATION

**Date of Sale: 04/02/2024**

**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 22, 2024.

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

Posted and filed by: Donna Stockman

Printed Name: Donna Stockman

C&M No. 44-24-00018

BY: LD  
DEPUTY  
LAURA A. HUGHES  
COUNTY CLERK

2024 JAN 25 AM 7:13

FILED FOR RECORD  
KAUFMAN CO. TEXAS

24-175906

**Notice of Substitute Trustee's Sale**

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

<b>Deed of Trust Date:</b> September 9, 2021	<b>Original Mortgagor/Grantor:</b> THOMAS ANTWANE TATUM AND CHASITY WARD
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> CONVENTIONAL/ FHA/VA/RHS: NATIONSTAR MORTGAGE LLC
<b>Recorded in:</b> <b>Volume:</b> 7207 <b>Page:</b> 78 <b>Instrument No:</b> 2021-0037207	<b>Property County:</b> KAUFMAN
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC d/b/a/ Mr. Cooper	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd., Coppell, TX 75019

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

**Secures:**Note in the original principal amount of \$285,719.00, executed by THOMAS ANTWANE TATUM and CHASITY WARD and payable to the order of Lender.

**Property Address/Mailing Address:** 6530 CALICO LN, FORNEY, TX 75126

**Legal Description of Property to be Sold:** LOT 17, BLOCK D, WINDMMLL FARMS PHASE 6A, A SUBDIVISION OF KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, PAGE 646, MAP AND/OR PLAT RECORDS, KAUFMAN COUNTY, TEXAS..

<b>Date of Sale:</b> April 2, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** "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 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, *CONVENTIONAL/ FHA/VA/RHS: NATIONSTAR MORTGAGE LLC*, the owner and holder of the Note, has requested Brandy Bacon, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd.,



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

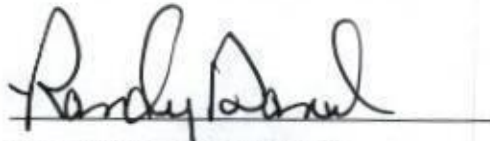
**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *CONVENTIONAL/ FHA/VA/RHS: NATIONSTAR MORTGAGE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Brandy Bacon, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Brandy Bacon, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee.

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

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



SUBSTITUTE TRUSTEE

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

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30009  
PH: (470)321-7112

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 FEB 15 AM 10:51  
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

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

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

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

Date: **04/02/2024**

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 30, 2020, and recorded in the real property records of Kaufman County, TX and is recorded under Clerk's Instrument No. 2020-0003164 with Allan Baring Moreno and Kayleen Macabare Moreno, Grantors, and Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company, Ltd., Mortgagee, to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Allan Baring Moreno and Kayleen Macabare Moreno, securing the payment of the indebtedness in the original amount of \$260,190.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT 16, BLOCK "H", OF CLEMENTS RANCH, PHASE 3, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLEEVE 445, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 FEB 15 AM 10:51  
LAURA A. HUGHES  
COUNTY CLERK  
BY: LD  
npd1117

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

Nationstar Mortgage LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM or Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky OR Randy Daniel, Cindy Daniel, Jim O'Bryant as 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.**

February 13, 2024

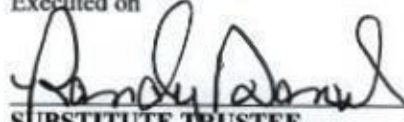
Executed on

*Candace M Sissac*

James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Candace Sissac, Esq.  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039

2-14-24

Executed on



**SUBSTITUTE TRUSTEE**

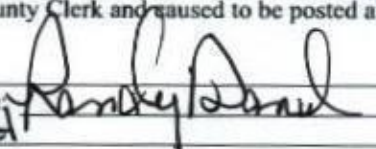
Agency Sales & Posting  
Brandy Bacon, Kathy Arrington, Jack Beckman,  
Brenda Wiggs, Guy Wiggs, David Stockman, Donna  
Stockman, Janet Pinder, Brandy Bacon, Michelle  
Schwartz, Jamie Dworsky, Angela Cooper OR  
AUCTION.COM OR Randy Daniel, Cindy Daniel,  
Jim O'Bryant  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is Randy Daniel, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-15-24 I filed at the office of the Kaufman County Clerk and caused to be posted at the Kaufman County courthouse this notice of sale.

Declarant's Name:

Date: 2-15-24



## 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: September 30, 2021	Original Mortgagor/Grantor: ALEX OLEA
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DHI MORTGAGE., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: 7253 Page: 327 Instrument No: 2021-0041164	Property County: KAUFMAN
Mortgage Servicer: FLAGSTAR BANK, NA	Mortgage Servicer's Address: 5151 CORPORATE DRIVE TROY, MICHIGAN 48098-2639

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

Secures: Note in the original principal amount of \$282,686.00, executed by ALEX OLEA and payable to the order of Lender.

Property Address/Mailing Address: 4330 PYRAMID DR, FORNEY, TX 75126

Legal Description of Property to be Sold: LOT 9, BLOCK "E", OF WINDMILL FARMS 4C, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, PAGE 605 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS AND RECORDED IN DOCUMENT NO. 2020-0015095, OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS..

Date of Sale: April 2, 2024	Earliest time Sale will begin: 10:00 AM
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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, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Randy Daniel or Cindy Daniel or Jim O'Bryant OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 LANDMARK BLVD., SUITE 850,



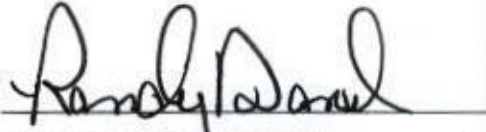
DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Randy Daniel or Cindy Daniel or Jim O'Bryant OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Randy Daniel or Cindy Daniel or Jim O'Bryant OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

BY: LD  
LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

2024 FEB 15 AM 10:51

FILED FOR RECORD  
KAUFMAN CO. TEXAS

## Notice of Substitute Trustee Sale

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

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

**Date:** 04/02/2024

**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:** 209 W 9TH ST, KEMP, TX 75143

**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. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/15/2022 and recorded 06/28/2022 in Book 7686, Page 407 Document 2022-0024185, Re-filed 04/04/2023 in Book 8035, Page 236 Document 2023-0008991, real property records of Kaufman County, Texas, with Texas Master Pools Plastering LLC, a Texas Limited Liability Company grantor(s) and Easy Street Capital Investments, LLC as Lender, EF MORTGAGE, LLC 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 Texas Master Pools Plastering LLC, a Texas Limited Liability Company, securing the payment of the indebtedness in the original principal amount of \$175,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. EF MORTGAGE, LLC is the current mortgagee of the note and deed of trust or contract lien.

**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: SEE EXHIBIT A

**8. Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services  
4200 Regent Blvd, Suite B200  
Irving, TX 75063  
Phone: 800-327-7861

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
024 FEB 22 PM 1:10  
BY: LAURA A. HUGHES  
COUNTY CLERK  
DEPUTY

TS No.: 2023-05841  
24-000012-568

**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: 2/20/2024

Manisa Vidrine  
Printed Name: Manisa Vidrine

Entra Default Solutions, LLC  
1355 Willow Way, Suite 115  
Concord, CA 94520  
Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

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

I am RANDY DANK Certificate of Posting  
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 2-20-24 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.

TS No.: 2023-05841  
24-000012-568

EXHIBIT A

Lot, tract or parcel of land, being a lot 100 feet by a 100 feet, being the Southwest one-fourth (1/4) of Block Sixty-one (61) of the Original Townsite of the Town of Kemp, in Kaufman County, Texas, recorded in Volume 1, Page 14, Plat Records of Kaufman County, Texas. Being a part of the tract conveyed by Tom S. Collins and wife, Hazel Collins to George D. Allen by Warranty Deed dated October 15, 1940 and recorded in Volume 269, page 492 of the Deed of Records of Kaufman County, Texas.

### Notice of [Substitute] Trustee Sale

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

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

**Date:** 04/02/2024

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

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

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

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

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

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

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

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

2024 FEB 22 PM 1:10

FILED FOR RECORD  
KAUFMAN CO. TEXAS

TS No.: 2024-00245-TX  
23-000269-673

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

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

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

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

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

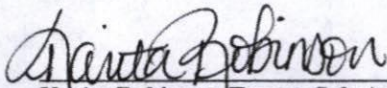
**C/O PHH Mortgage Corporation  
PO BOX 24605 West Palm Beach, FL 33416-4605  
Phone: 877-744-2506**

### Notice of [Substitute] Trustee Sale

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

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

**Date:** February 12, 2024

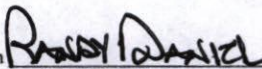


**Karita Robinson, Trustee Sale Assistant**

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

For additional sale information visit: [www.hubzu.com](http://www.hubzu.com) or (855) 882-1314

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

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 2-02-24 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**

**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: April 02, 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 September 11, 2020 and recorded in Document INSTRUMENT NO. 2020-0027737 real property records of KAUFMAN County, Texas, with SEAN BLAIR A MARRIED MAN AND JAMIE LEE BLAIR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SEAN BLAIR A MARRIED MAN AND JAMIE LEE BLAIR, securing the payment of the indebtednesses in the original principal amount of \$449,100.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK AND TRUST COMPANY 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. FIRST UNITED BANK AND TRUST, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK AND TRUST  
3930 DALLAS PARKWAY  
PLANO, TX 75093



**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 2-29-24 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: 2-29-24

325 LANIER RD  
COMBINE, TX 75159

00000009873654

00000009873654

KAUFMAN

**EXHIBIT "A"**


LOT 6, OF BENT TREE ESTATES PHASE TWO, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET NO. 2, PAGE 308, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 FEB 29 PM 12:47  
LAURA A. HUGHES  
COUNTY CLERK  
BY: LD  
DEPUTY

2024 MAR -4 AM 11:38

LAURA A. HUGHES  
COUNTY CLERK

BY:

  
DEPUTY

## Notice of Substitute Trustee Sale

T.S. #: 24-10594

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

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

Date: 4/2/2024  
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.  
The sale will be completed by no later than 1:00 PM  
Place: Kaufman County Courthouse in KAUFMAN, Texas, at the following location:  
Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142  
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,  
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**LOT 37, BLOCK G, OF WILDCAT RANCH PHASE 2, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN CAINBET 3, SLEEVE 584, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 3/15/2023 and is recorded in the office of the County Clerk of Kaufman County, Texas, under County Clerk's File No 2023-0007026, recorded on 3/17/2023, in Book 8013, Page 488, of the Real Property Records of Kaufman County, Texas.  
Property Address: 2905 MOURNING DOVE TRAIL CRANDALL Texas 75114

Trustor(s): SIERRA CLAIR and MISTY AKINS Original Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for TRINITY OAKS MORTGAGE, LLC, its successors and assigns

Current Beneficiary: Planet Home Lending LLC Loan Servicer: Planet Home Lending, LLC

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

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

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the

T.S. #: 24-10594

time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by SIERRA ST. CLAIR, A SINGLE WOMAN AND MISTY AKINS, A SINGLE WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$274,928.00, executed by SIERRA ST. CLAIR, A SINGLE WOMAN AND MISTY AKINS, A SINGLE WOMAN, and payable to the order of Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for TRINITY OAKS MORTGAGE, LLC, its successors and assigns ; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of SIERRA ST. CLAIR, A SINGLE WOMAN AND MISTY AKINS, A SINGLE WOMAN to SIERRA CLAIR and MISTY AKINS. Planet Home Lending LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

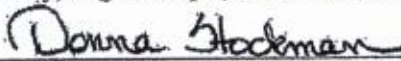
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including,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

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

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

Dated: March 1, 2024

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



---

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

T.S. #: 24-10594

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

**NOTICE OF FORECLOSURE 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.**

**Deed of Trust:**

Dated: April 11, 2022 (on or about)

Grantor: Bhavi Hospitality, LLC

Original Trustee: Rebecca Conrad

Current Lender: Louisiana National Bank, formerly First National Bank, a Louisiana financial institution, as to an undivided interest of 100%

Recorded in: Instrument No. 2017-0002886 recorded on February 8, 2017 in the real property records of Kaufman County, Texas.

Legal Description: BEING Lot 2, Block A of FORNEY CENTER, LOTS 1B, 2 AND 4, BLOCK A, an addition to the City of Forney, Kaufman County, Texas, according to the map or plat thereof recorded in Cabinet 3, Envelope 76, Map Records of Kaufman County, Texas. Property also described in Special Warranty Deed, by and between Forney Innkeepers I, LTD. and Bhavi Hospitality, LLC, as recorded under County Clerk's File No. 2015-0020670, in Vol. 4906, pg. 547, in the Official Public Records of Kaufman County, Texas.

**More commonly known as: 110 E. US Highway 80, Forney, Texas  
75126**

**Foreclosure Sale:**

Date: Tuesday, April 2, 2024

- Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
- Place: The front steps of the Kaufman County Courthouse at 1902 E. US Highway 175, Kaufman, TX 75142, or in the area otherwise designated by the Commissioner's Court pursuant to §51.002 of the Texas Property Code as amended.
- 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.
- Substitute Trustee: David R. Gibson, Reagan R. Herod, Lauren M. Upshaw, Taylor J. Monroe, Leah Duncan Bundage, Randy Daniel, Cindy Daniel, or Jim O'Bryant.

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, Lender, the owner and holder of the Note, has accelerated the Note and requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender 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 Lender. 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 51.009 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.**

**Dated: March 5, 2024**

Respectfully submitted,



David R. Gibson  
SBN: 07861220  
david.gibson@gibsonlawgroup.com  
15400 Knoll Trail Dr., Ste. 205  
Dallas, Texas 75248  
P: (817) 769-4044  
F: (817) 764-4313

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 MAR -5 PM 3:47  
LAURA A. HUGHES  
COUNTY CLERK  
BY: LD  
DEPUTY

**NOTICE OF FORECLOSURE 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.**

**Deed of Trust:**

Dated: April 11, 2022 (on or about)

Grantor: Bhavi Hospitality, LLC

Original Trustee: Brian H. Woodard

Current Lender: Louisiana National Bank, a Louisiana financial institution, as to an undivided interest of 100%

Recorded in: Instrument No. 2022-0017060 recorded on May 2, 2022 in the real property records of Kaufman County, Texas.

Legal Description: BEING Lot 2, Block A of FORNEY CENTER, LOTS 1B, 2 AND 4, BLOCK A, an addition to the City of Forney, Kaufman County, Texas, according to the map or plat thereof recorded in Cabinet 3, Envelope 76, Map Records of Kaufman County, Texas. Property also described in Special Warranty Deed, by and between Forney Innkeepers I, LTD, and Bhavi Hospitality, LLC, as recorded under County Clerk's File No. 2015-0020670, in Vol. 4906, pg. 547, in the Official Public Records of Kaufman County, Texas.

**More commonly known as: 110 E. US Highway 80, Forney, Texas  
75126**

**Foreclosure Sale:**

Date: Tuesday, April 2, 2024

- Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.
- Place: The front steps of the Kaufman County Courthouse at 1902 E. US Highway 175, Kaufman, TX 75142, or in the area otherwise designated by the Commissioner's Court pursuant to §51.002 of the Texas Property Code as amended.
- 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.
- Substitute Trustee: David R. Gibson, Reagan R. Herod, Lauren M. Upshaw, Taylor J. Monroe, Leah Duncan Bundage, Randy Daniel, Cindy Daniel, or Jim O'Bryant.

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, Lender, the owner and holder of the Note, has accelerated the Note and requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender 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 Lender. 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 51.009 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.**

**Dated: March 5, 2024**

Respectfully submitted,



David R. Gibson  
SBN: 07861220  
david.gibson@gibsonlawgroup.com  
15400 Knoll Trail Dr., Ste. 205  
Dallas, Texas 75248  
P: (817) 769-4044  
F: (817) 764-4313

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 MAR -5 PM 3:47  
LAURA A. HUGHES  
COUNTY CLERK  
BY: LD  
DEPUTY

FILED FOR RECORD  
KAUFMAN CO TEXAS

2024 MAR -7 AM 9:08

LAURA A. HUGHES  
COUNTY CLERK

BY: 

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

I

TS No TX14000015-23-1

APN 76525

TO No FIN-23007328

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 1, 2008, ROBERT L COATS as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALVIS L BROCKETT as Trustee, UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$119,000.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on February 12, 2008 as Document No. 2008-00002871 in Book 3341, on Page 25 and re-recorded on March 11, 2008 as Instrument No. 2008-00004692 in Book 3356, on Page 544 in Kaufman County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 76525

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs, Angela Cooper 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 United States Department of Agriculture, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.


NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 2, 2024 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Kaufman County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **On the front steps of the Kaufman County Justice Center, 1902 US Highway 175, Kaufman TX 75142, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 7th day of March, 2024.

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

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

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

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

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

TS No TX14000015-23-1

APN 76525

TO No FIN-23007328

**EXHIBIT "A"**

LOT 1A, BLOCK D OF MEADOW LARK ADDITION, AN ADDITION TO THE CITY OF CRANDALL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 655, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

FILED FOR RECORD  
KAUFMAN CO TEXAS

2024 MAR -7 AM 9:08

LAURA A. HUGHES  
COUNTY CLERK

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

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

1100610

TS No TX14000115-23-1

APN 176291

TO No FIN-23007329

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 20, 2008, LEEANN M BABER as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALVIS L. BROCKETT as Trustee, UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$121,000.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on February 22, 2008 as Document No. 2008-00003525 in Book 3347, on Page 58 in Kaufman County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 176291

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs, Angela Cooper 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 United States Department of Agriculture, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

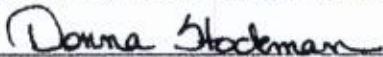
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 2, 2024 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Kaufman County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **On the front steps of the Kaufman County Justice Center, 1902 US Highway 175, Kaufman TX 75142, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 7th day of March, 2024.



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

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

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

TS No TX14000115-23-1

APN 176291

TO No FIN-23007329

**EXHIBIT "A"**

LOT 6, MEADOW VISTA SUBDIVISION SECTION 4, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 769, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

2024 MAR -7 AM 9:08

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

LAURA A. HUGHES  
COUNTY CLERK

**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:** April 02, 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. BFSR3, 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 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.

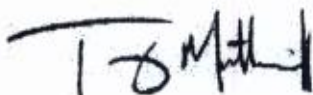


4811599

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

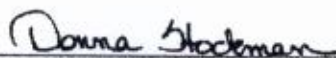
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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 7 day of March, 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).

11221 FM 3396  
KEMP, TX 75143

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2024 MAR -7 AM 11:51

00000009982646

LAURA A. HUGHES  
COUNTY CLERK

BY:   
DEPUTY

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

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

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

Date: April 02, 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



**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 3-7-24 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: 3-7-24

**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.

2024 MAR 11 AM 8:26

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

LAURA A. HUGHES  
COUNTY CLERK  
BY: MV  
DEPUTY

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**

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



**APRIL 2, 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

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.



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

**EXHIBIT "A"**

**Metes and Bounds Description**

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: 6861387.13, 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.

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: 6851094.23, E: 2667993.41) 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 82, 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 82 AND BEING THE NORTHWEST CORNER OF SAID 0.259 ACRE TRACT;

THENCE N 86°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.

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2024 MAR 11 AM 8:26

LAURA A. HUGHES  
COUNTY CLERK

BY:

DEFINITY

**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, DEANNA WILMORE, A SINGLE PERSON delivered that one certain Deed of Trust dated AUGUST 7, 2020, which is recorded in INSTRUMENT NO. 2020-0023109 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 \$245,471.00 payable to the order of GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, 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, GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, 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 APRIL 2, 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 5, BLOCK 26, OF HEARTLAND PHASE 11, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SLEVE 482, OF THE PLAT RECORDS OF 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 STEPS OF THE KAUFMAN COUNTY JUSTICE CENTER, LOCATED AT 1902 U.S. HIGHWAY 175).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE, the Mortgagee or Mortgage Servicer, is P.O. BOX 1580, JENKS, OK 74037. 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: MARCH 11, 2024.

SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR BRANDY BACON,  
JACK BECKMAN, BRENDA WIGGS, GUY WIGGS,  
DAVID STOCKMAN, DONNA STOCKMAN, JANET  
PINDER, MICHELLE SCHWARTZ, JAMIE DWORSKY,  
OR ANGELA COOPER

FILE NO.: GMD-3087  
PROPERTY: 3043 ROCHELLE LANE  
HEARTLAND, TEXAS 75126  
DEANNA WILMORE

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 384-3088  
Fax: (972) 384-1263

**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:** 10/02/2018  
**Grantor(s):** DEVONNE MORROW AND TONNIE FOXX, WIFE AND HUSBAND  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$239,580.00  
**Recording Information:** Instrument 2018-0025143  
**Property County:** Kaufman  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 3419 FLETCHER RD, HEARTLAND, 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 2nd day of April, 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 Randy Daniel or Cindy Daniel or Jim O'Bryant, 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. Randy Daniel or Cindy Daniel or Jim O'Bryant, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Randy Daniel or Cindy Daniel or Jim O'Bryant, 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

BY:

Certificate of Posting

9658-0752

2147035520

PG1

POSTPKG

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2024 MAR 11 AM 8:26

Laura A. Hughes  
County Clerk

BY: [Signature]  
NEPITY  
Laura A. Hughes  
County Clerk

2024 MAR 11 AM 8:26

FILED FOR RECORD  
KAUFMAN CO. TEXAS

I am Randy Daniel whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 3-11-04 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 9, BLOCK 27, HEARTLAND, PHASE 8, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, PAGE 360, MAP AND/OR PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

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

APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE

**Date:** March 8, 2024

**Substitute Trustee:** Randy Daniel or Cindy Daniel or Jim O'Bryant

**Mortgagee:** Note Holdings Management Trust

**Mortgagee's Address:** 99 Wall Street Suite 1917  
New York, NY 10005

**Note:** Note dated November 21, 2019, in the amount of \$149,900.00

**Deed of Trust:**

**Date:** November 21, 2019

**Grantor:** Jasiel Sanchez Ontiveros

**Mortgagee:** Note Holdings Management Trust by Assignment of Note and Liens from Kaufman County Land Trust, recorded in 2020-0001890, recorded in Kaufman County, Texas.

**Recording Information:** Recorded in 2019-0029566, November 21, 2019

**Property (including any improvements):**

The property described on Exhibit "A" attached hereto and incorporated herein by this reference for all purposes.

**County:** Kaufman

**Date of Sale:** (first Tuesday of month) April 2, 2024

**Time of Sale:** 10:00 a.m.-1:00 p.m.

**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

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

2024 MAR 11 AM 8:26

FILED FOR RECORD  
KAUFMAN CO. TEXAS

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


In accordance with Texas Property Code 51.0076, the undersigned agent for the mortgage servicer has named and appointed, and by those prospects does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust.

Randy Daniel or Cindy Daniel or Jim O'Bryant

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 indebtedness.

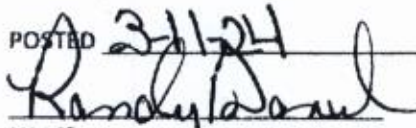
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on April 2, 2024, between ten o'clock am and one o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

  
Fernando Sanchez, operating manager  
for SecureNet Services, LLC, Mortgage  
Servicer

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Court.

POSTED 3/1/24  
  
NAME

AS SUBSTITUTE TRUSTEE

**EXHIBIT "A"**

**Tract 21**

All that certain lot, tract or parcel of land situated within the Thomas Lowery Survey, Abstract No. 285, Kaufman County, Texas, some being a part of the land conveyed to Kaufman County Land Trust in Volume 5974, Page 384, Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

**BEGINNING** at a point for corner within County Road No. 4101, from which the southerly most corner of said Kaufman County Land Trust land bears South 44 degrees 53 minutes 16 seconds East at 2668.68 feet for witness;

**THENCE** North 44 degrees 53 minutes 16 seconds West, within County Road No. 4101, 266.86 feet to a point for corner;

**THENCE** North 45 degrees 01 minutes 59 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 38.00 feet, in all 1677.98 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 44 degrees 45 minutes 19 seconds East, 266.95 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

**THENCE** South 45 degrees 02 minutes 10 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1647.28 feet, in all 1677.28 feet to the Point of Beginning and containing 10.28 acres of land, more or less.

**NOTE:** The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

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

## NOTICE OF SUBSTITUTE TRUSTEE SALE

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

Deed of Trust                      DATE: July 26, 2021

Grantor:                              BUILDING CM SOLUTIONS, LLC

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

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

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

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

Legal Description:               See attached "Exhibit A".

Date of Sale:                        April 2, 2024

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

Place of Sale of Properties:      The front steps of the Kaufman County Justice Center located at 1902 US Highway 175, Kaufman, TX 75142 or as designated by the County Commissioners.

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

The property is being sold subject to all matters which are prior to the Deed of Trust, which affect title thereto, and which are superior interest therein.

Dated: February 28, 2024

FILED FOR RECORD  
KAUFMAN CO. TEXAS

MAR 11 AM 9:11

LAURA A. HUGHES  
COUNTY CLERK

BY:  LEVITY



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

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

All that certain lot, tract or parcel of land within the W. BOLES Survey, Abstract No. 28, Kaufman County, Texas, and being all the residue of a called 66.043 acre tract conveyed to Robert C Page as described and recorded in Document No. 2016-0026619 of the Official Public Records Kaufman County, Texas, and being all of a called 5,000 acre tract conveyed to Cindy Page as described and recorded in Document No. 2012-0013573 of the Official Public Records Kaufman County, Texas, and this 68.433 acre tract being more fully described as follows:

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

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

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

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

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

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

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

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

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

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

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS

MAR 11 AM 11:36

LAURA A. HUGHES  
COUNTY CLERK

0000009852179

1272 CARLSBAD DR  
FORNEY, TX 75126-0680

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

*mv*

**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: April 02, 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 November 30, 2017 and recorded in Document CLERK'S FILE NO. 2017-0029310 real property records of KAUFMAN County, Texas, with STEVEN L BOYCE AND MARY E BOYCE HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEVEN L BOYCE AND MARY E BOYCE HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$200,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



**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 3-11-24 I filed at the office of the KAUFMAN County Clerk and caused to be posted at the KAUFMAN County courthouse this notice of sale.

Declarants Name: Michelle Pangle  
Date: 3-11-24

1272 CARLSBAD DR  
FORNEY, TX 75126-0680

00000009852179

00000009852179

KAUFMAN

**EXHIBIT "A"**

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2024 MAR 11 AM 11:36

LAURA A. HUGHES  
COUNTY CLERK

0000010077071

2047 SERVAL LN  
CRANDALL, TX 75114

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: April 02, 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 September 24, 2021 and recorded in Document INSTRUMENT NO. 2021-0039486 real property records of KAUFMAN County, Texas, with TYLAR MITCHELL, AN UNMARRIED WOMAN AND CODY SMITH, 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 TYLAR MITCHELL, AN UNMARRIED WOMAN AND CODY SMITH, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$255,045.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

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

*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 3-11-24 I filed at the office of the KAUFMAN County Clerk and caused to be posted at the KAUFMAN County courthouse this notice of sale.

Declarants Name: Michelle Pangle  
Date: 3-11-24

2047 SERVAL LN  
CRANDALL, TX 75114

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00000010077071

KAUFMAN

**EXHIBIT "A"**

LOT 8, BLOCK "V", WILDCAT RANCH, PHASE 1B, AN ADDITION TO THE CITY OF CRANDALL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET M3, SLEEVE 657, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

**COPY**

## Notice of Substitute Trustee's Sale

Date: March 5, 2024

Substitute Trustee: Mike Lester

Substitute Trustee's Address: 3045 Lackland Road, Fort Worth, TX 76116

Mortgagee: LTP Finance, LLC, a Texas limited liability company

Note: \$70,500.00

Deed of Trust

Date: January 15, 2009

Grantor: George Martinez

Original Mortgagee: LTP Finance, LLC, a Texas limited liability company

Recording information: Document No. 2009-00001691, Kaufman County, Texas

Property: Lot 93, The One Forty Place Rev, an Addition to the City of Kaufman, Kaufman County, Texas, according to the Map or Plat thereof Recorded in Volume 2, Page 215, of the Plat Records of Kaufman County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Kaufman

Date of Sale (first Tuesday of month): April 2, 2024

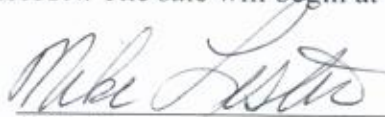
Time of Sale: 1:00 p.m.

Place of Sale: on the sidewalk in front of the Kaufman County Courthouse, 100 W. Mulberry, Kaufman, Texas 75142

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.

Mortgagee has appointed Mike Lester as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date 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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.

  
\_\_\_\_\_  
Mike Lester

2024 MAR 11 PM 1:12  
L. ALLEN A. HUBBARD  
BY:   
MICHAEL L. LESTER

## Notice of Foreclosure Sale

### Deed of Trust ("Deed of Trust"):

Dated: December 7, 2022

Grantor: Contractors Plus Roofing & Construction, LLC, a Texas limited liability company

Trustee: David L. Pritchard

Lender: Lobo Rojo, LLC

Recorded in: Kaufman County, Texas as instrument number 2022-0045261

Legal Description: Block 197, Irvine Addition, City of Terrell, Kaufman County, Texas; and more commonly known as 1001 S. Medora Street, Terrell, Texas 75160; and being the same property conveyed to Grantor by Warranty Deed, recorded in Volume 4921, Page 114, and having the instrument number 2015-0022105, in the real property records of Kaufman County, Texas;

Commonly known as: 1001 S. Medora St., Terrell, TX 75160

Secures: Promissory Note in the original principal amount of \$105,000.00, executed by Contractors Plus Roofing & Construction, LLC ("Borrower") and payable to the order of Lender and any extension agreement entered into by the parties

Property: The real property, improvements, and personal property described in and mortgaged in the Trust Deed.

Substitute Trustee: David L. Pritchard, and Alex Londoff, or any of them acting alone.

Substitute Trustee's Addresses: David L. Pritchard  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053

Alex Londoff  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053

Foreclosure Sale:  
Date: April 2, 2024

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 MAR 12 PM 2:36  
LAURA A. HUGHES  
COUNTY CLERK  
BY: AD  
DEPHTY

- Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 pm and not later than three hours thereafter.**
- Place: Kaufman County Courthouse in Kaufman, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender 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 Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

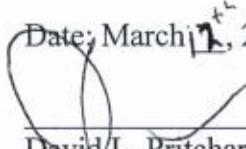
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves

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

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

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

Date: March 12<sup>th</sup>, 2024  
  
\_\_\_\_\_  
David L. Pritchard  
Attorney for Mortgagee  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053  
Telephone (817) 285-8017  
Telecopier (817) 285-0224

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 MAR 12 PM 2:36  
BY:   
LAURA A. HUGHES  
COUNTY CLERK

**Notice of Foreclosure Sale**

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2024 MAR 12 PM 2:36

BY: AD  
LAURA A. HUGHES  
COUNTY CLERK  
OFFICE

Deed of Trust ("Deed of Trust"):

Dated: June 27, 2022

Grantor: Mweene Investments Inc., a Texas corporation

Trustee: Ronald K. Ballard

Lender: Lobo Rojo, LLC, a Texas limited liability company

Recorded in: Kaufman County, Texas as instrument number 2022-0024117

Legal Description: Being a part of Block 36, 37, 27 of Snow's First Addition, an unrecorded Addition, situated in the C. A. Lovejoy Survey, Abstract No. 303, Kaufman County, Texas, being a portion of a tract of land described in deed to Steven Wayne Elzner, recorded in Clerk's File No. 2019-0000205 Deed Records Kaufman County, Texas (D .R.K. C. T. ), and being more particularly described as a metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the North Line of West 4th Street, and being the Southeast corner of a tract of land described in deed to Matthew R. King and Robin R. King, recorded in Clerk's File No. 20.18-0002250, (D.R.K.C.T.);

THENCE North 00 degrees 10 minutes 15 seconds West, a distance of 225.26 feet to a 1/2 inch iron pipe found for corner, being the Northeast corner of a tract of land described in deed to TFP Apartments LLC, recorded in Clerk's File No. 20200022201 (D.R.K.C.T.), and being along the South line of a tract of land described in deed to Linda M. Elzner, formerly Linda Elzner Cruz, recorded in Volume 1377, Page 253, (D.R.K.C.T);

THENCE North 89 degrees 04 minutes 27 seconds East, a distance of 39.48 feet to a 1/2 inch yellow-capped iron rod set for corner, in the South line of said Elzner tract (1377 /253), and being the Northwest corner of the remainder of said Elzner tract (2019-0000205);

THENCE South 00 degrees 10 minutes 15 seconds East, a distance of 225.25 to a 1/2 inch yellow-capped iron rod set for corner; being the Southwest corner of said remainder tract, and being along the North line of said West 4th Street;

THENCE South 89 degrees 02 minutes 56 seconds West, along the

North line of said West 4th Street, a distance of 39.48feetto the PLACE OF BEGINNING and containing 10,007 square feet or 0.23 acres of land; 0.23 acres of land;

Commonly known as: 404 W 4th St, Kaufman, TX 75142;

Secures: Promissory Note in the original principal amount of \$70,000.00, executed by Mweene Investments Inc. ("Borrower") and payable to the order of Lender and any extension agreement entered into by the parties

Property: The real property, improvements, and personal property described in and mortgaged in the Trust Deed.

Substitute Trustee: David L. Pritchard, and Alex Londoff, or any of them acting alone.

Substitute Trustee's  
Addresses: David L. Pritchard  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053

Alex Londoff  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053

Foreclosure Sale:  
Date:

April 2, 2024

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

Place: Kaufman County Courthouse in Kaufman, Texas, at the following location: PLACE DESIGNATED BY THE COMMISSIONERS 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender 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 Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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

Date: March 12, 2024



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David L. Pritchard  
Attorney for Mortgagee  
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HURST, TX 76053  
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2024 MAR 12 PM 2:36

LAURA A. HUGHES  
COUNTY CLERK

BY: LD  
DEPUTY