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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#: 21-25365

FILED FOR RECORD
KAUFMAN CO TEXAS

2024 FEB -8 AM 7:14

LAURA A. HUGHES
COUNTY CLERK

BY: *[Signature]*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/25/2010, Tommy L. Tanner Jr, a married person and Morgan M. Tanner, a married person husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Robert K. Fowler, as Trustee, Wells Fargo Bank, N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$89,202.00, payable to the order of Wells Fargo Bank, N.A., which Deed of Trust is Recorded on 2/4/2010 as Volume 2010-0002001, Book , Page , in Kaufman County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

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

Commonly known as: 15580 COUNTY RD 4003 MABANK, TX 75147

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs , Dustin George or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **5/7/2024 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: **Kaufman County Courthouse, 100 W. Mulberry Street, Kaufman, TX 75142**

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

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



4809136

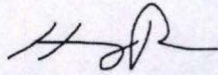
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

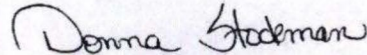
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 2/6/2024

WITNESS, my hand this 02/08/24



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

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

FILED FOR RECORD
KAUFMAN CO TEXAS

2024 FEB -8. AM 7:14

LAURA A. HUGHES
COUNTY CLERK

BY: 

EXHIBIT 'A'

File No.: **6298111n (II)**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF KAUFMAN AND LOCATED IN THE GEORGE ISAACS SURVEY, ABSTRACT NO. 248 AND BEING THAT CERTAIN 1.91 ACRE TRACT OF LAND AS DESCRIBED IN THE DEED FROM ALPHONSO JACKSON, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO ROBERT D. BOYD AND RECORDED IN VOLUME 2963, PAGE 518 OFFICIAL RECORDS OF KAUFMAN COUNTY, TEXAS, THE TRACT HEREIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CALLED BRIDGE NAIL FOUND AT THE SOUTHEAST CORNER OF SAID 1.91 ACRE TRACT AND AT THE SOUTHWEST CORNER OF A 0.924 ACRE TRACT TO RUBY CARLISLE IN VOLUME 2771, PAGE 499, OFFICIAL RECORDS OF SAID COUNTY AND IN THE NORTH LINE OF THE GRACE COMMUNITY CHURCH 10.0 ACRE TRACT IN VOLUME 1698, PAGE 69, OFFICIAL PUBLIC RECORDS OF SAID COUNTY FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87° 17' 36" WEST (REFERENCE BEARING) ALONG THE SOUTH LINE OF SAID 1.91 ACRE TRACT AND THE NORTH LINE OF SAID 10.0 ACRE TRACT A DISTANCE OF 454.82 FEET TO A 1/2-INCH IRON ROD WITH AN ORANGE CAP FOUND AT THE SOUTHWEST CORNER OF SAID 1.91 ACRE TRACT AND IN A FENCE ALONG THE WILMER TURNER TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 5° 26' 10" EAST ALONG SAID FENCE AND WEST LINE OF SAID 1.91 ACRE TRACT AND THE EAST LINE OF SAID TURNER TRACT, AT A DISTANCE OF 167.61 FEET PASS A 1/2-INCH IRON ROD FOUND BY A FENCE CORNER POST FOR A REFERENCE AND CONTINUING IN ALL A DISTANCE OF 199.08 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID 1.91 ACRE TRACT AND IN COUNTY ROAD NO. 4003 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 89° 29' 05" EAST ALONG THE NORTH LINE OF SAID 1.91 ACRE TRACT AND IN SAID COUNTY ROAD A DISTANCE 424.07 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID 1.91 ACRE TRACT AND AT THE NORTHWEST CORNER OF SAID 0.924 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 3° 36' 46" EAST ALONG THE EAST LINE OF SAID 1.91 ACRE TRACT AND THE WEST LINE OF SAID 0.924 ACRE TRACT, AT A DISTANCE OF 21.2 FEET PASS A 1/2-INCH IRON ROD WITH AN ORANGE CAP FOUND FOR A REFERENCE IN THE SOUTH BAR DITCH OF SAID COUNTY ROAD AND CONTINUING IN ALL A DISTANCE OF 180.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.91 ACRES OF LAND OF WHICH 0.26 ACRES IS IN SAID COUNTY ROAD.

A.P.N. 99.0248.0000.0155.01.95.05

6298111n

1 of 1

#2010-0002001
Filed for Recorder in Kaufman County TX
02/04/2010 11:51:38 AM

FILED FOR RECORD
KAUFMAN CO TEXAS

2024 FEB -8 AM 7:14

LAURA A. HUGHES
COUNTY CLERK

BY: 

FILED FOR RECORD
KAUFMAN CO TEXAS

2024 FEB 23 AM 10:31

LAURA A. HUGHES
COUNTY CLERK



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 117465-1X

Date: February 22, 2024

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: URIEL CASTRO, SINGLE MAN

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 6/13/2022, RECORDING INFORMATION: Recorded on 6/15/2022, as Instrument No.
2022-0023183 in Book 7676 Page 146

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **ALL THAT CERTAIN LOT, TRACT OR PARCEL
OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KAUFMAN, KAUFMAN
COUNTY, TEXAS, PART OF BLOCK NO. 89 OF SNOW'S SECOND ADDITION TO SAID CITY OF
KAUFMAN AND ALL OF THAT CERTAIN CALLED 0.14 ACRE TRACT CONVEYED TO ARTURO
ESCOBEDO ON JULY 9, 2012, RECORDED IN VOL. 4161 PAGE 36 OF THE DEED RECORDS OF
KAUFMAN COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/7/2024**, the foreclosure sale will be conducted in
Kaufman County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

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

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

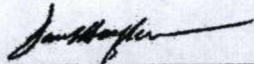


Matter No.: 117465-TX

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE TERRY WATERS, BRUCE MILLER, DAVID RAY, THOMAS LESTER, ASHLEE LUNA, KINNEY LESTER, RAMIRO CUEVAS, JOSHUA SANDERS, MATTHEW HANSEN, ANGIE USELTON, AURORA CAMPOS, DANA KAMIN, LISA BRUNO, MERYL OLSEN, CONRAD WALLACE, AUCTION.COM, JACK BECKMAN, DAVID STOCKMAN, DONNA STOCKMAN, MICHELLE SCHWARTZ, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, GUY WIGGS, BRENDA WIGGS, GUY WIGGS, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

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

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

FILED FOR RECORD
KAUFMAN CO TEXAS
2024 FEB 23 AM 10:31
LAURA A. HUGHES
COUNTY CLERK
BY: 

EXHIBIT 'A' TS# 117466-TX

File No.: NCT-2283427 (P6)
Property: 284 E. 4th St., Kaufman, TX 75143

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, PART OF BLOCK NO. 89 OF SNOW'S SECOND ADDITION TO SAID CITY OF KAUFMAN AND ALL OF THAT CERTAIN CALLED 8.14 ACRE TRACT CONVEYED TO ARTURO ESCOBEDO ON JULY 9, 2012, RECORDED IN VOL. 4161 PAGE 38 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 NORTHEAST CORNER OF THE ABOVE MENTIONED 8.14 ACRE TRACT, AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED BLOCK NO. 89, AT THE NORTHWEST CORNER OF THE MATTHEW KEEVER AND JESSICA R. KEEVER 8.13 ACRE TRACT, RECORDED IN VOL. 3933 PAGE 372 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING IN THE SOUTH LINE OF E. 4TH STREET.

THENCE SOUTH, WITH THE EAST LINE OF SAID BLOCK NO. 89 AND WITH THE WEST LINE OF SAID 8.13 ACRE TRACT, A DISTANCE OF 104.89 FT. TO A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 8.13 ACRE TRACT, AT THE NORTHWEST CORNER OF THE MELVIN POLK TRACT, RECORDED IN VOL. 2882 PAGE 643 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING AT THE NORTHEAST CORNER OF THE BILLY L. COLLINS, JR. AND JANICE C. COLLINS 8.23 ACRE TRACT, RECORDED IN VOL. 2834 PAGE 242 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS.

THENCE WEST, WITH THE NORTH LINE OF SAID 8.23 ACRE TRACT, A DISTANCE OF 69.88 FT. TO A 6" HACKBERRY TREE FOUND AT THE SOUTHEAST CORNER OF THE AMADEEP MALHI AND PALWINDER MALHI TRACT, RECORDED IN VOL. 4428 PAGE 281 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS.

THENCE NORTH, WITH THE EAST LINE OF SAID MALHI TRACT, A DISTANCE OF 100.00 FT. TO A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAME, IN THE NORTH LINE OF THE ABOVE MENTIONED BLOCK NO. 89 AND BEING IN THE SOUTH LINE OF E. 4TH STREET.

THENCE EAST, WITH THE NORTH LINE OF SAID BLOCK NO. 89 AND WITH THE SOUTH LINE OF E. 4TH STREET, A DISTANCE OF 60.00 FT. TO THE POINT OF BEGINNING, CONTAINING 8.138 OF AN ACRE OF LAND.

FILED FOR RECORD
KAUFMAN CO TEXAS
2024 FEB 23 AM 10:31
LAURA A. HUGHES
COUNTY CLERK
BY: 

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: May 07, 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. 2021-0039548 real property records of KAUFMAN County, Texas, with ELLIOTT SINGARAM LEE AND JESSICA CHRISTINE LEE, 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 ELLIOTT SINGARAM LEE AND JESSICA CHRISTINE LEE, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$337,768.00, 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 RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, KATHY ARRINGTON, JACK BECKMAN, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, OR JAMIE DWORSKY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

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

721 LOMBARD LANE
FORNEY, TX 75126

00000010052439

00000010052439

KAUFMAN

EXHIBIT "A"

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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 FEB 29 PM 12:43
LAURA A. HUGHES
COUNTY CLERK
BY: LD
DEPUTY

COPY

Notice of Foreclosure Sale

May 7, 2024

INST #2024-0006208
Filed for Record in Kaufman County
On: Mon Mar 04 14:53:55 CST 2024

Deed of Trust ("Deed of Trust"):

Dated: March 30, 2011

Grantor: RICARDO QUINTANILLA AND WIFE, MARTHA QUINTANILLA

Substitute Trustee: JONATHAN W. HENLEY

Lender: JAMES BRITTON MONROE

Legal Description: All that certain lot, tract or parcel of land, part of the Martha Musick Survey, Abstract No. 312, Kaufman County, Texas, part of that certain called 14.983 acres described in a Contract of Sale and Purchase to Billy King Webb by the Veterans Land Board of Texas on August 24, 1982, recorded in Vol. 721 page 688 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 at the North corner of the above mentioned 14.893 acre tract and being in the Southwest line of Old Nacogdoches Trail.

THENCE S 44 deg. 45 min. 39 sec. E, with the Southwest line of Old Nacogdoches Trail, a distance of 239.03 ft. to a 3/8" Iron rod set at an ell corner in same.

THENCE S 45 deg. 00 min. 00 sec. W, a distance of 8.33 ft. to a 3/8" Iron rod set at an ell corner in Old Nacogdoches Trail.

THENCE S 43 deg. 45 min. 14 sec. W, with the Northwest line of the proposed Terri Lea Lane, a distance of 225.14 ft. to a 3/8" Iron rod set for corner.

THENCE N. 46 deg. 14 min. 46 sec. W, a distance of 238.77 ft. to a 3/8" Iron rod set in the Northwest line of the above mentioned 14.893 acre tract.

THENCE N. 43 deg. 45 min. 14 sec. E, with the Northwest line of said 14.893 acre tract, a distance of 239.66 ft. to the point of beginning, containing 1.297 acres of land.

Secures: Promissory Note ("Note") in the original principal amount of \$37,000.00, executed by RICARDO QUINTANILLA AND WIFE, MARTHA QUINTANILLA ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date: Tuesday, May 7, 2024

LM

2024 MAR -4 PM 2:53
Kaufman Co. TEXAS
ALPHA & HENRY
COUNTY CLERK
M

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

Place: In front of the Justice Center, 1902 E. US HWY 175, Kaufman, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that JAMES BRITTON MONROE '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, JAMES BRITTON MONROE, 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 JAMES BRITTON MONROE 's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JAMES BRITTON MONROE '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 JAMES BRITTON MONROE 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 JAMES BRITTON MONROE. 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.

BENNETT & HENLEY LAW, PLLC

By: [Signature]
JONATHAN W. HENLEY
Attorney for JAMES BRITTON MONROE
309 East Pecan Street
Gainesville, Texas 76240
Telephone (940) 668-2600

STATE OF TEXAS)

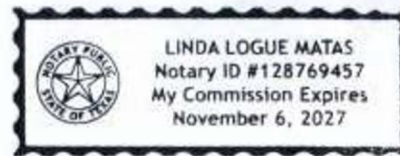
COUNTY OF COOKE)

This instrument was acknowledged before me on February 26, 2024, by JONATHAN W. HENLEY.

[Signature]
Notary Public, State of Texas
My commission expires: 11/06/2027

PREPARED IN THE OFFICE OF:

BENNETT & HENLEY LAW, PLLC
309 E. Pecan
Gainesville, Texas 76240
Tel: (940) 668-2600
Fax: (940) 668-6880



AFTER RECORDING RETURN TO:

BENNETT & HENLEY LAW, PLLC
309 E. Pecan
Gainesville, Texas 76240

A

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

FILED FOR RECORD
KAUFMAN CO TEXAS
2024 MAR -7 AM 9:08

NOTICE OF FORECLOSURE SALE

BY: LAURA A. HUGHES
COUNTY CLERK
mv

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

LOT 31, BLOCK 5, OF HEARTLAND PHASE 9, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET 3, SLEEVE 421, MAP/PLAT RECORDS KAUFMAN COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated January 10, 2020 and recorded on January 13, 2020 as Instrument Number 2020-0001074 in the real property records of KAUFMAN County, Texas, which contains a power of sale.
- Sale Information:** May 07, 2024, at 10:00 AM, or not later than three hours thereafter, at the front steps of the Kaufman County Justice Center located at 1902 US Highway 175, Kaufman, TX 75142, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by MALCOLM CARR secures the repayment of a Note dated January 10, 2020 in the amount of \$232,707.00. LAKEVIEW LOAN SERVICING LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4811492

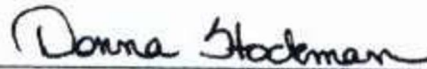
Substitute Trustee(s): Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy 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, 20 , 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).

2024 MAR 11 AM 8:26

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

LAURA A. HUGHES
COUNTY CLERK

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 October 18, 2016 and recorded under Vol. 5172, Page 473, or Clerk's File No. 2016-0021452, in the real property records of KAUFMAN County Texas, with Joel W Keys and spouse, Esther F Keys, as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Pilgrim Mortgage LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Joel W Keys and spouse, Esther F Keys, securing payment of the indebtedness in the original principal amount of \$107,908.00 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 Joel W Keys. Nationstar Mortgage LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

LOT 3B, BLOCK 374, OF THE RESUBDIVISION OF LOT 2 AND A PART OF LOT 3, BLOCK 374, TERRELL REVISED, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF IN CABINET 2, ENVELOPE 558, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 05/07/2024

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.

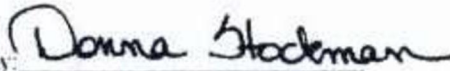
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Brandy Bacon, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, 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 03/07/2024.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:



Printed Name: Donna Stockman

C&M No. 44-24-00504

A

C&M No. 44-24-00614/ FILE NOS

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 MAR 11 AM 8:26

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

LAURA A. HUGHES
COUNTY CLERK

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 January 31, 2022 and recorded under Vol. 7467, Page 364, or Clerk's File No. 2022-0005332, in the real property records of KAUFMAN County Texas, with Tarrence Taylor, an unmarried man and Miranda Burson, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Fairway Independent Mortgage Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Tarrence Taylor, an unmarried man and Miranda Burson, an unmarried woman securing payment of the indebtedness in the original principal amount of \$346,997.00 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 Tarrence Taylor, Miranda Burson. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT 19, BLOCK J OF DIAMOND CREEK ESTATES PHASE 3, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, ENVELOPE 612 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 05/07/2024

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, 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 03/07/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:



Printed Name: Donna Stockman

C&M No. 44-24-00614

Nicki Company

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

Donna Stockman

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

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

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 11 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).

A

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 MAR 11 AM 8:26

24-00674
104 ELM DR, TERRELL, TX 75160

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

LAURA A. HUGHES
COUNTY CLERK
BY: 
DEPUTY

- Property: The Property to be sold is described as follows:
Sec Exhibit "A"
- Security Instrument: Deed of Trust dated May 30, 2023 and recorded on June 2, 2023 at Instrument Number 2023-0015122 in the real property records of KAUFMAN County, Texas, which contains a power of sale.
- Sale Information: May 7, 2024, at 10:00 AM, or not later than three hours thereafter, at the front steps of the Kaufman County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by DREW MYERS secures the repayment of a Note dated May 30, 2023 in the amount of \$217,979.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.



4811866

Nicki Company

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

Donna Stockman

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

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

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 11 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).

Exhibit "A"

Being a portion of Lot 1 and Lot 2, Block C, Fairview Addition, an Addition to the City of Terrell, Texas, and being all of that certain called 0.1852 acre tract of land conveyed to Patsy Fern Hottinger as recorded in Volume 4202, Page 321 of the Deed Records, Kaufman County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the intersection of the Southeast Right-of-Way line of Roberts Avenue (a 50' R.O.W.) and the Northeast Right-of-Way line of Elm Drive (a 60' R.O.W.);

Thence, North 44°45'51" East, along the Southeast line of Roberts Avenue, a distance of 67.90 feet to a 3/8" iron rod found for corner, said point also being the West corner of that certain tract of land conveyed to Nancy Lee Wilson Robertson as recorded in Instrument No. 2021-0011006 of the Official Property Records, Kaufman County, Texas;

Thence, South 44°52'36" East, along the North line of said Hottinger tract, a distance of 114.75 feet to a 1/2" iron rod set for corner, said point being the Northerly West corner of that certain tract of land conveyed to James T. Hottinger as recorded in Volume 528, Page 555 of the Deed Records, Kaufman County, Texas;

Thence, South 37°13'53" West, along the Southeast line of said 0.1852 acre tract, a distance of 68.10 feet to a 1/2" iron rod set for corner in the Northeast line of said Elm Drive;

Thence, North 45°04'53" West, along the Northeast line of said Elm Drive, a distance of 123.66 feet to the Point of Beginning and containing 8,068 square feet or 0.185

T.S. #: 2024-08694-TX

Mortgage Servicer: Freedom Mortgage Corporation

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 but not limited to (1) the promissory note in the original principal amount of \$297,658.00, executed by KRISTEN NICOLE PEREZ, AN UNMARRIED WOMAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for DHI MORTGAGE COMPANY, LTD., 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:

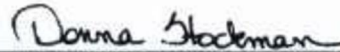
Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

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. #: 2024-08694-TX

Dated: March 14, 2024

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



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

Notice of Substitute Trustee's Sale

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

| | |
|--|--|
| Deed of Trust Date: July 26, 2019 | Original Mortgagor/Grantor: ZACKERY REYNOLDS AND DUSTIN DELLE ALLEN |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOMESIDE FINANCIAL LLC, DBA AMSW LENDING., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION |
| Recorded in: Volume: 6086 Page: 196 Instrument No: 2019-0017752 | Property County: KAUFMAN |
| Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION | Mortgage Servicer's Address: 2800 TAMARACK RD OWENSBORO, KY 42301 |

* 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 \$356,425.00, executed by ZACKERY REYNOLDS and payable to the order of Lender.

Property Address/Mailing Address: 1814 HUNTSMAN WAY, FORNEY, TX 75126

Legal Description of Property to be Sold: LOT 23, BLOCK RR, DEVONSHIRE VILLAGE, PHASE 2C, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 3, PAGE 383, OF THE MAP/OR PLAT RECORDS KAUFMAN COUNTY, TEXAS AFFECTED BY CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 2018-0016575 PLAT OR MAP RECORDS OF KAUFMAN COUNTY, TEXAS.

| | |
|-----------------------------|---|
| Date of Sale: May 07, 2024. | Earliest time Sale will begin: 10:00 AM |
|-----------------------------|---|

Place of sale of Property: Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 OR 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, U.S. BANK NATIONAL ASSOCIATION, the owner and holder of the Note, has requested Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uelton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs whose address is 1 MAUCHLY IRVINE, CA 92618 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



FILED FOR RECORD
AT 9:02 O'CLOCK AM

MAR 14 2024

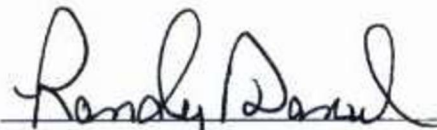
Clerk County Court, Kaufman County, TX
B. [Signature] Deputy

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 *U.S. BANK NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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



SUBSTITUTE TRUSTEE

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

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

24-185511

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: August 17, 2015 | Original Mortgagor/Grantor: JOHNAS G. MINSHEW AND STEFANIE L. MINSHEW |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE LTD. DBA GOLD FINANCIAL SERVICES., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC |
| Recorded in: Volume: 4859 Page: 403 Instrument No: 2015-0016056 | Property County: KAUFMAN |
| Mortgage Servicer: LoanCare, LLC | Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452 |

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

Secures: Note in the original principal amount of \$155,592.00, executed by JOHNAS G. MINSHEW and STEFANIE L. MINSHEW and payable to the order of Lender.

Property Address/Mailing Address: 17561 COUNTRY CLUB DR, KEMP, TX 75143

Legal Description of Property to be Sold: LOT 6, BLOCK 1, COUNTRY CLUB VILLAGE, AN ADDITION TO KAUFMAN, KAUFMAN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 351, PLAT RECORDS, KAUFMAN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND MADE A PART THEREOF..

| | |
|-----------------------------------|--|
| Date of Sale: May 07, 2024 | Earliest time Sale will begin: 11:00 AM |
|-----------------------------------|--|

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

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

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

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 MAR 14 AM 11:38

LAKEVIEW LOAN SERVICING, LLC
BY: [Signature]



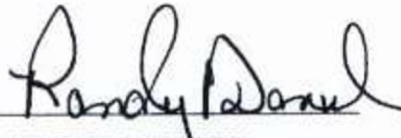
has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

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

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



SUBSTITUTE TRUSTEE

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

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

FILED FOR
KAUFMAN COUNTY TEXAS

2024 MAR 14 AM 11:38

LAINA A. HUNTER
COUNTY CLERK

vs. 75-570

MU

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the P. Cortez Survey Abstract 78, Kaufman County, Texas, and being all of Lots 5, Block 1 of Country Club Village, a subdivision which is shown of record in Cabinet 1 Page 351 of the Plat Records of Kaufman County. Said tract or parcel of land being more particularly described by metes and bounds as follows:

Beginning at the original Northwest corner of the above mentioned Lot 6, the same being the Southwest corner of Lot 5, a 1/2" I.R. found for corner located along the East line of a present public road.

THENCE: S89°56'02"E with the common line between Lots 5 and 6 199.75 feet, a 1/2" I.R. found for the Northeast corner of Lot 6.

THENCE: S00°05'00"W with the East line of said Lot 6 110.10 feet, a 1/2" I.R. found for the Southeast corner of Lot 6, the same being the Northeast corner of Lot 7.

THENCE: WEST with the common line between Lots 6 and 7 199.70 feet to the East line of the above mentioned public road, a 1/2" I.R. found for the Southwest corner of this tract.

THENCE: N00°03'26"E with the East line of said road 110.33 feet to the place of beginning and containing 0.505 acres of land.

FRED TORRENTA 822
CLERK COUNTY CLERK
A-1-9
B. Walker DEPUTY

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: 05/07/2024

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: 1131 Leafy Glade Road, Forney, TX 75126

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/27/2006 and recorded 05/08/2006 in Book OR VL-2875 Page 175 Document 00010329, real property records of Kaufman County, Texas, with **Maye Wilson and Patrick Wilson, Wife and Husband** grantor(s) and RESMAE MORTGAGE CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

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

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Maye Wilson and Patrick Wilson, Wife and Husband**, securing the payment of the indebtedness in the original principal amount of \$152,375.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Successor Trustee to Bank of America, N.A., successor by merger to Lasalle Bank National Association, as trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM3** is the current mortgagee of the note and deed of trust or contract lien.

BY: 
LAURA A. HUGHES
COUNTY CLERK
2024 MAR 21 PM 1:21
KAUFMAN CO. TEXAS
FILED FOR RECORD

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 17, BLOCK L, FOX HOLLOW, PHASE 1, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 2, ENVELOPE 593, 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:

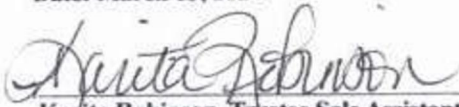
**C/O PHH Mortgage Corporation
PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

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.

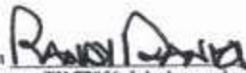
Date: March 13, 2024


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.realtybid.com/texas or (877) 518-5700

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 3-01-24 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.

Notice of [Substitute] Trustee Sale

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.

1. Date, Time and Place of Sale.

Date: 05/07/2024

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: 114 CIRCLE DR, KAUFMAN, TX 75142-3213.

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/29/2016 and recorded 05/03/2016 in Book OPR V: 5030 Page 98 Document 2016-0008116, real property records of Kaufman County, Texas, with **TYSON GLENN ROBERTS AND CARLA JEAN ROBERTS HUSBAND AND WIFE AND TOMMY GLEN ROBERTS A MARRIED MAN** grantor(s) and **PRIMELENDING, A PLAINSCAPITAL COMPANY** 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, L.L.C.**, 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 **TYSON GLENN ROBERTS AND CARLA JEAN ROBERTS HUSBAND AND WIFE AND TOMMY GLEN ROBERTS A MARRIED MAN**, securing the payment of the indebtedness in the original principal amount of **\$108,618.00**, 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
2024 MAR 21 PM 1:21
KAUFMAN CO. TEXAS
FILED FOR RECORD

Notice of [Substitute] Trustee Sale

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

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

LOT 28, BLOCK 9, KAUFMAN EAST ADDITION, INSTALLMENT NO. 4, AN ADDITION TO THE CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN CABINET 1, ENVELOPE 174, 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:

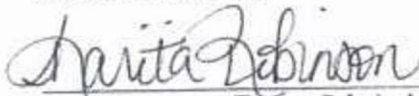
**C/O PHH Mortgage Corporation
PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

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: March 20, 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 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, L.L.C., 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3-20-24 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.

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: August 1, 2018 | Original Mortgagor/Grantor: VICTOR U. ARADILLAS AND NGA ARADILLAS |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICARY, AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: FLAGSTAR BANK, N.A. |
| Recorded in: Volume: 5758 Page: 366 Instrument No: 2018-0019025 | 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 \$281,801.00, executed by VICTOR U. ARADILLAS and payable to the order of Lender.

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

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

Date of Sale: May 07, 2024.

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE - 1902 US Highway 175, Kaufman, TX 75142 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, FLAGSTAR BANK, N.A., the owner and holder of the Note, has requested Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant 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.

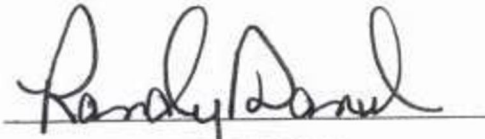


Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *FLAGSTAR BANK, N.A.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant 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, Crane & Partners, PLLC.
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

BY: _____
LAURA A. HUGHES
COUNTY CLERK

2024 MAR 21 PM 1:20

FILED FOR RECORD
KAUFMAN CO. TEXAS

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 MAR 28 AM 8:20

LAURA A. HUGHES
COUNTY CLERK

RC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 121555-TX

Date: March 26, 2024

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: JENA L. ORTIZ AND GEORGE M. ORTIZ, WIFE AND HUSBAND

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: Flagstar Bank, N.A

DEED OF TRUST DATED 6/22/2022, RECORDING INFORMATION: Recorded on 7/8/2022, as Instrument No. 2022-0026466 in Book 7713 Page 226

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 32, BLOCK K, TRAVIS RANCH PHASE 2A, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET 2, ENVELOPE 612, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/7/2024, the foreclosure sale will be conducted in Kaufman County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

LAKEVIEW LOAN SERVICING, LLC
c/o Flagstar Bank, N.A
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.



Matter No.: 121555-TX

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

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

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

By: 

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

Return to:

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

| | |
|---|---|
| Deed of Trust Date: 10/26/2021 | Grantor(s)/Mortgagor(s): CHRISTOPHER MICHAL OBRIEN AND TRACI LYN OBRIEN, HUSBAND AND WIFE AS COMMUNITY PROPERTY |
| Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR EFINITY FINANCIAL INC., DBA EFINITY MORTGAGE, ITS SUCCESSORS AND ASSIGNS | Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC |
| Recorded in: Volume: 7297 Page: 503 Instrument No: 2021-0044816 | Property County: KAUFMAN |
| Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee. | Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361 |
| Date of Sale: 5/7/2024 | Earliest Time Sale Will Begin: 11:00AM |
| Place of Sale of Property: THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. | |

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

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

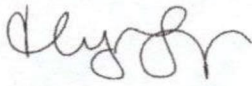
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

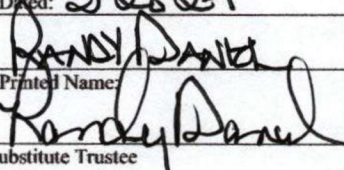
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 3/18/2024



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

Dated: 3-18-24

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

FILED FOR RECORD
KAUFMAN CO. TEXAS
MAR 28 PM 1:03
LAURA A. HUGHES
COUNTY CLERK
DEPUTY

MH File Number: TX-24-101721-POS
Loan Type: Farm Loan

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE E. HIGDON SURVEY, A-197, KAUFMAN COUNTY, TEXAS, BEING DESCRIBED AS ALL OF A CALLED 0.353 ACRE TRACT OF LAND DESCRIBED IN DEED TO SANGU INVESTMENTS, LLC., RECORDED IN DOCUMENT 2019-0016728 OF THE OFFICIAL PUBLIC RECORDS KAUFMAN COUNTY, TEXAS (OPRKCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND IN THE SOUTH LINE OF CITY LAKE ROAD, AT THE NORTHWEST CORNER OF THE JANIE BRANDT 0.55 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 5783, PAGE 531 OF THE OPRKCT, BEING THE NORTHEAST CORNER OF THE ABOVE MENTIONED SANGU INVESTMENTS, LLC., TRACT AND THIS TRACT;

THENCE, S 34° 52' 08" E, 149.87 FEET ALONG THE COMMON LINE OF THE BRANDT TRACT AND THIS TRACT TO A 1" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE DARRILL RICE 0.90 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 3778, PAGE 27 OF THE OPRKCT, BEING THE SOUTHEAST CORNER OF THE SANGU INVESTMENTS, LLC., TRACT AND THIS TRACT;

THENCE, S 59° 17' 17" W, 80.09 FEET ALONG THE COMMON LINE OF THE RICE 0.90 ACRE TRACT AND THIS TRACT TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE DARRILL RICE 0.42 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 1537, PAGE 201 OF THE OPRKCT, BEING THE SOUTHWEST CORNER OF THE SANGU INVESTMENTS, LLC., TRACT AND THIS TRACT;

THENCE, N 44° 51' 36" W, 182.36 FEET ALONG THE COMMON LINE OF THE RICE 0.42 ACRE TRACT AND THIS TRACT TO A BOLT FOUND IN THE SOUTH LINE OF CITY LAKE ROAD, BEING THE NORTHWEST CORNER OF THE SANGU INVESTMENTS, LLC., TRACT AND THIS TRACT;

THENCE, N 72° 48' 00" E, (REFERENCE BEARING), 117.04 FEET ALONG THE SOUTH LINE OF CITY LAKE ROAD TO THE POINT OF BEGINNING AND CONTAINING 0.35 ACRES OF LAND MORE OR LESS.

NOTICE OF TRUSTEE'S SALE

John Mitchell and wife Cassandra Francis
209 E. South Way Drive
Mabank, TX 75147

WHEREAS, on the 12th day of February, 2018, **JOHN MITCHELL and wife CASSANDRA FRANCIS**, executed a Deed of Trust conveying to **LARRY TEAGUE**, Trustee, P.O. Box 609, Mabank, Henderson County, Texas 75147, the real estate hereinafter described, to secure **MGD ENTERPRISES, LLC.**, in the payment of a debt therein described, said Deed of Trust being recorded in Volume 8420, Page 26, in the **DEED OF TRUST** Records of Kaufman County, Texas;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, the 7th day of May, 2024** the foreclosure sale will be conducted in **KAUFMAN** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 a.m. o'clock and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

LOT NO. TWENTY EIGHT (28) of NORTH PARK CENTER, a subdivision of Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 1, Envelope 632, of the Plat Records of Kaufman County, Texas.

Signed this 18th day of March, 2024

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 MAR 28 AM 10:12

LAURA A. HUGHES
COUNTY CLERK

BY:


DEPUTY


LARRY TEAGUE, Trustee

NOTICE OF TRUSTEE SALE

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

Date: March 26, 2024

CONTRACT FOR DEED

DATE: June 18, 2017

BUYER: Sylvia Sifuentes and Abraham Sifuentes Hernandez

BUYER'S ADDRESS: 7929 Valentine Ct
Dallas, Texas 75217

SELLER: Dresco Investments, Inc.

COUNTY WHERE PROPERTY IS LOCATED: Kaufman

PROPERTY: Lot 37, DIAMOND ACRES, PHASE 2, an addition in Kaufman County, Texas, according to the map or plat recorded in Cabinet 2, envelope 273, Plat Records of Kaufman County, Texas, as amended in instrument recorded in Volume 1434, Page 227, Real Property Records of Kaufman, Texas. 9146 Diamond Avenue, Kaufman County, Texas 75142

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

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

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

DATE of PROPERTY SALE: (First Tuesday of the Month): May 7, 2024

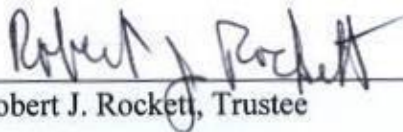
PLACE OF PROPERTY SALE: Front steps of the Justice Center of Kaufman County Courthouse 1902 U.S, HWY 175, Kaufman County, Texas 75142 or if no area is designated the area by the Commissioners Court where sales are to take place.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 APR -2 AM 11:54
LARIAN A. HOSKIN
COUNTY CLERK

EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

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

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



Robert J. Rockett, Trustee

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

1A

23TX404-0127
414 WOODCREST WAY, FORNEY, TX 75126

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT 11, IN BLOCK G, IN SOUTH LAKE ESTATES NO. 2, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 7, PAGE 28 (NOW CABINET 1, PAGE 303) OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS

Security Instrument:

Deed of Trust dated May 21, 2021 and recorded on May 27, 2021 as Instrument Number 2021-0020838 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

Sale Information:

May 07, 2024, at 10:00 AM, or not later than three hours thereafter, at the front steps of the Kaufman County Justice Center located at 1902 US Highway 175, Kaufman, TX 75142, or as designated by the County Commissioners Court.

Terms of Sale:

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

Obligation Secured:

The Deed of Trust executed by ENRIQUE GUEVARA secures the repayment of a Note dated May 21, 2021 in the amount of \$144,000.00. MATRIX FINANCIAL SERVICES CORPORATION, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

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

Court Order:

A Home Equity Foreclosure Order was signed on April 1st, 2024 in the 86th District Court of Kaufman County under Cause No. 115753-86. A copy of the Order is attached hereto.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 APR -4 AM 7:26
LAURA A. HUGHES
COUNTY CLERK
RC



4813990

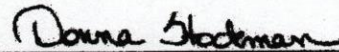
Substitute Trustee(s): Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy 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 4 day of April, 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).

CAUSE NO. 115753-86

**IN RE: ORDER FOR FORECLOSURE
CONCERNING 414 WOODCREST WAY,
FORNEY, TX 75126
UNDER TEX. R. CIV. PROC. 736**

§
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§
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IN THE DISTRICT COURT OF

PETITIONER:

**MATRIX FINANCIAL SERVICES
CORPORATION**

RESPONDENT(S):

ENRIQUE GUEVARA

KAUFMAN COUNTY, TEXAS

86TH JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

| | |
|---|--|
| ENRIQUE GUEVARA 414 WOODCREST WAY FORNEY, TX 75126 | ENRIQUE GUEVARA 533 LONG CREEK RD SUNNYVALE, TX 75182 |
|---|--|

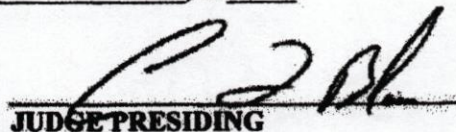
Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The Property that is the subject of this foreclosure proceeding is commonly known as 414 WOODCREST WAY, FORNEY, TX 75126, with the following legal description:
LOT 11, IN BLOCK G, IN SOUTH LAKE ESTATES NO. 2, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 7, PAGE 28 (NOW CABINET 1, PAGE 303) OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS
4. The lien sought to be foreclosed is indexed or recorded at Instrument Number 2021-0020838 and recorded in the real property records of KAUFMAN County, Texas.

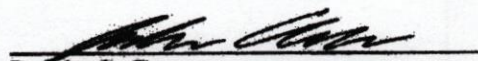
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based upon the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

4/1/2024

SIGNED this _____ day of _____, 20____.


JUDGE PRESIDING

Approved:


Dustin C. George
Texas Bar No. 24065287
dgeorge@mgs-legal.com
Jonathan Andring
Texas Bar No. 24094512
jandring@mgs-legal.com
MILLER, GEORGE & SUGGS, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024
Phone: 972-532-0128
Fax: 214-291-5507

Attorneys for Petitioner

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 7th day of May, 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

Certificate of Posting

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 APR -4 AM 9:59
LAURA A. HUGHES
COUNTY CLERK
BY: DEPUTY

I am Randy Daniel whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 4-4-04 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

NOTICE OF SUBSTITUTE TRUSTEE SALE

| | |
|---|---|
| Deed of Trust Date: 10/21/2020 | Grantor(s)/Mortgagor(s): CORTAVIOUS M THOMAS, A SINGLE PERSON, AND VICTORIA E ALLSUP, A SINGLE PERSON, COMMUNITY PROPERTY |
| Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC DBA THELENDER, ITS SUCCESSORS AND ASSIGNS | Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC |
| Recorded in: Volume: 6645 Page: 162 Instrument No: 2020-0032718 | Property County: KAUFMAN |
| Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee. | Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361 |
| Date of Sale: 5/7/2024 | Earliest Time Sale Will Begin: 11:00AM |
| Place of Sale of Property: THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE. | |

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

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

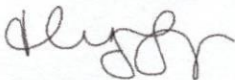
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

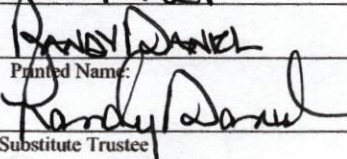
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(D): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Dated: 4/3/2024



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

Dated: 4-4-24



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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 APR -4 AM 9:59
LAURA A. HUGHES
COUNTY CLERK
BY: DEPUTY

MH File Number: TX-23-97663-POS
Loan Type: Farm Loan

EXHIBIT "A"

Being a 22.07 acre lot, tract or parcel of land situated in the Nelson D. Walling Survey, Abstract No. 563, Kaufman County, Texas, and being all of that certain 22.080 acre Tract No. 19 conveyed from Secure Covenant Interests, Ltd. to Danny Hogue and wife Brittany Hogue by Warranty Deed, as recorded in File No. 2016-0018854, Official Public Records, Kaufman County, Texas., and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron rod found at the southwest corner of said 22.080 acre Tract No. 19 and at the Northwest corner of a called 37.309 acre Tract No. 18, conveyed to Jeff Hammitt, by deed as recorded in File No. 2017-0001781 , Official Public Records, Kaufman County, Texas;

THENCE North 43 degrees 40 minutes 46 seconds East, with the West line of said 22.080 acre Tract No. 19, a distance of 1,031 .80 feet to a 3/8 inch iron rod found at the Northwest corner of said 22.080 acre Tract No. 19 and at the Southwest corner of a called 12.313 acre Tract No. 20 conveyed to Jerome J. Darby and wife, by deed as recorded in File No. 2017-0000148, Official Public Records, Kaufman County, Texas:

THENCE South 89 degrees 48 minutes 38 seconds East, with the North line of said 22.080 acre Tract No. 19 and the south line of said 12.313 acre Tract No. 20, at 1749.84 feet passing a 3/8 inch iron rod found for reference, and continuing in all a total distance of 1771.32 feet to a point for corner at the Northeast corner of said 22.080 acre Tract No. 19, the Southeast corner of said 12.313 acre Tract No. 20, on the West line of a called 10.137 acre Tract No. 16 conveyed to Reginald Weathers and wife, by deed as recorded in File No. 2017-0017857, Official Public Records, Kaufman County, Texas, and in the centerline of County Road No. 341;

THENCE South 03 degrees 33 minutes 16 seconds West, with the East line of said 22.080 acre Tract No. 19, partially with the West line of said 10.137 acre Tract No. 16 and generally with the centerline of County Road No. 341, a distance of 245.21 feet to a point for corner at the Southeast corner of said 22.080 acre Tract No. 19 and the Northeast corner of said 37.309 acre Tract No. 18;

THENCE South 78 degrees 38 minutes 53 seconds West, with the South line of said 22.080 acre Tract No. 19 and the North line of said 37.309 acre Tract No. 18, at 23.19 feet passing a 3/8 inch iron rod found for reference , and continuing in all a total distance of 2,519.95 feet to the POINT OF BEGINNING and CONTAINING 22.07 acres of land.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: May 07, 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 February 21, 2017 and recorded in Document INSTRUMENT NO. 2017-0005026 real property records of KAUFMAN County, Texas, with DELBERT D LYONS, ALSO KNOWN AS DELBERT DEAN LYONS, A SINGLE PERSON, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DELBERT D LYONS, ALSO KNOWN AS DELBERT DEAN LYONS, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$94,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 APR -4 PM 12:32
LAURA A. HUGHES
COUNTY CLERK
BY: 
NEPITY



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

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

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Israel Saucedo

Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-4-24 I filed at the office of the KAUFMAN County Clerk and caused to be posted at the KAUFMAN County courthouse this notice of sale.

Declarants Name: Michelle Pangle
Date: 4-4-24

1125 MERLE DR
KAUFMAN, TX 75142

00000010054963

00000010054963

KAUFMAN

EXHIBIT "A"

LOT 6 OF TWIN OAKS ESTATES, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET 1, SLIDE 760 OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

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

NOTICE OF FORECLOSURE SALE

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

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

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

Sale Information: May 07, 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.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 APR 11 AM 9:01
L. J. HARRIS
COUNTY CLERK
RC

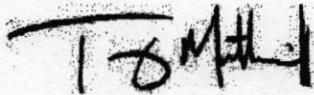


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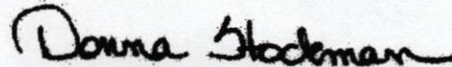
Substitute Trustee(s): Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Guy Wiggs, 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 11 day of April, 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).

A

24TX935-0037
1645 SHELDON DR, FORNEY, TX 75126

NOTICE OF FORECLOSURE SALE

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

 LOT 18, BLOCK H, 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, SLEEVE 371, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 12, 2020 and recorded on June 15, 2020 as Instrument Number 2020-0015838 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

Sale Information: May 07, 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 KENTRELL M BRICE secures the repayment of a Note dated June 12, 2020 in the amount of \$340,213.00. CROSSCOUNTRY MORTGAGE, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

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

FILED FOR COUNTY OF KAUFMAN TEXAS
 2024 APR 11 AM 9:01
 COUNTY CLERK
 RC



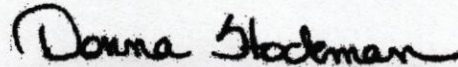
Substitute Trustee(s): Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy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

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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 11 day of April, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of KAUFMAN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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**

2024 APR 15 AM 8:17
RECEIVED
COUNTY CLERK
KAUFMAN CO. TEXAS

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



MAY 7, 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 refileing 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.

Donna Stockman

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

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

EXHIBIT "A"

Metes and Bounds Description

EXHIBIT "A"

Metes and Bounds Description

TRACT 1:

BEING A 0.498 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: 8851118.39, E: 2887448.33) SET FOR THE SOUTHWEST CORNER OF SAID BLOCK 71 AND BEING THE SOUTHWEST CORNER OF SAID 0.498 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 0.498 ACRE TRACT;
THENCE N 88°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 0.498 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 0.498 ACRE TRACT;

THENCE S 88°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 0.498 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: 8851337.13, E: 2887548.58) 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 88°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 88°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 0.498 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 88°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: 6841084.23, E: 2667983.41) 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 61.06 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°38'38" 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 88°15'38" E, A DISTANCE OF 2.88 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHEAST CORNER OF SAID 0.127 ACRE TRACT;

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

TRACT 4:

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

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

THENCE N 68°14'57" E, A DISTANCE OF 98.99 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 111.70 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°23'39" 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°44'18" W, A DISTANCE OF 112.88 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL AREA OF 11,298 SQUARE FEET OR 0.259 ACRES, MORE OR LESS.

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 **MAY 7, 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 1560, 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: APRIL 15, 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.: GMG-3087
PROPERTY: 3943 ROCHELLE LANE
HEARTLAND, TEXAS 75126

DEANNA WILMORE

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 APR 15 AM 8:18
LARA A. HUNTER
CLERK

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, WILSON MANAGEMENT GROUP INC. delivered that one certain Deed of Trust dated AUGUST 31, 2022, which is recorded in INSTRUMENT NO.: 2022-0033979, as corrected in INSTRUMENT NO.: 2022-0035876 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 \$325,000.00 payable to the order of SILVER CITY FUNDING LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

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

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

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


NOTICE IS HEREBY GIVEN that on **MAY 7, 2024**, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

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

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

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

Dated: APRIL 15, 2024.



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

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

WILSON MANAGEMENT GROUP INC

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 APR 15 AM 8:18
LARRY A. HUGHES
CLERK

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WFO LLC ("Mortgagor"), executed and delivered to CHARLES KENT EASTMAN (the "Original Trustee") for the benefit of SIMMONS BANK ("Mortgagee"), whose street address is 5950 Berkshire Lane, Suite 350, Dallas, Texas 75225, that certain Deed of Trust (including Security Agreement) (as same may have been heretofore extended, renewed, modified and/or restated, the "Deed of Trust"), dated October 7, 2022, recorded on October 18, 2022 as Document No. 2022-0039182, Volume 7852, Page 198, Real Property Records, Kaufman County, Texas, to secure that certain Promissory Note (together with any and all modifications, amendments, extensions, renewals, restatements and/or replacements thereof, the "Note") dated of even date with the Deed of Trust, in the principal sum of \$2,960,000.00, executed by Mortgagor and payable to Mortgagee, and all other indebtedness, liabilities, and obligations (collectively, the "Indebtedness") described in the Note, the Loan Agreement dated October 7, 2022, between Borrower and the Lender (the "Loan Agreement"), and Deed of Trust and all other documents evidencing, securing or governing the Indebtedness (collectively, the "Loan Documents"); and

WHEREAS, to secure the Indebtedness, the Deed of Trust created a lien on, among other things, certain land (the "Land") situated in Kaufman County, Texas, as more particularly described on Exhibit A hereto, and a lien and security interest in favor of Mortgagee in certain other collateral located on or related to the Land as more particularly described on Exhibit B hereto (collectively, the "Other Collateral") (the Land and the Other Collateral being herein collectively called the "Mortgaged Property"); and

WHEREAS, defaults have occurred in the payment of the Indebtedness and with respect to other covenants in the Loan Agreement or Deed of Trust, and same have not been cured as of the date hereof, and the Indebtedness has been accelerated and is now wholly due and payable; and

WHEREAS, Mortgagee has made demand upon Mortgagor to pay to Mortgagee the Indebtedness now due, but such Indebtedness has not been paid; and

WHEREAS, pursuant to and in accordance with the authority of Section 51.0075(c) of the Texas Property Code and the Deed of Trust, Mortgagee has appointed J. RICHARD WHITE, SHERRY A. BALDWIN, MARINA WALKER, SETH STUKALIN, JOSE ROMERO and KATHLEEN THOMPSON, each with a street address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, BLAKE YOUNG, with a street address of 1401 Congress Avenue, Suite 2100, Austin, Texas 78701, and AMY MOORE, with a street address of 5950 Berkshire Lane, Suite 350, Dallas, Texas 75225, individually and severally, and not jointly (collectively, the "Substitute Trustees" or, severally, a "Substitute Trustee"), each of whom may act alone, without the necessity of the joinder of the other Substitute Trustees, as the substitute trustee in the place and stead of and to succeed to all of the rights, titles, estates, powers,

privileges and authorities granted in the Deed of Trust to the Original Trustee, and any previously appointed substitute trustee(s); and

WHEREAS, Mortgagee, as the beneficiary under the Deed of Trust, has instructed the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, to post, file and mail, or cause to be posted, filed and mailed, appropriate notice and to sell the Mortgaged Property to satisfy, in whole or in part, the unpaid Indebtedness; and

WHEREAS, the Mortgaged Property will be sold "as-is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2024** (the "Foreclosure Date"), no earlier than 10:00 a.m., or no later than three hours after that time, the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, will commence the sale of the Mortgaged Property, in parcels or as a whole, at public auction to the highest bidder for cash, pursuant to the Deed of Trust and applicable law; such sale will be held at the following designated area: the front steps of the Kaufman County Justice Center located at 1902 US Highway 175 or such other area as such Commissioner's Court may designate for the subject sale; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which have equal or superior priority to the lien and security interest created by the Deed of Trust. The Substitute Trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m. on the Foreclosure Date.

If such sale or sales do not result in full satisfaction of all of the Indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the Mortgaged Property not so sold and any and all other types of real and personal property covered by the Deed of Trust and not described herein.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving, or within the last nine (9) months have served, 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.

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of April 12 2024.

[The remainder of this page is intentionally left blank.]

SUBSTITUTE TRUSTEE:

J. Richard White

Name: J. Richard White

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on April 12, 2024, by J. RICHARD WHITE, in the capacity therein stated.

[SEAL]

My Commission Expires:

5/3/2027

Ligia M Klaver
Notary Public in and for the State of Texas

Ligia M. Klaver
Printed Name of Notary Public



EXHIBIT A

Land
[Crandall, Texas]

[The description of the Land follows this cover page.]

EXHIBIT A
Land Description

Tract One:

All that certain lot, tract or parcel of land situated in the Samuel Gilliland Survey, Abstract No. 167, Kaufman County, Texas, being a portion of that tract of land described in Deed to Slab Realty Group, LLC, recorded in Document No. 2018-0017899, Official Public Records, Kaufman County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2 inch Iron rod found with yellow cap stamped BG&A RPLS 5569 for corner in the recognized Southeast right-of-way line of FM Highway 148 and the recognized Northwest line of said Slab Realty Group Tract, said point being the West corner of herein described tract, from which a 1/2 inch iron rod found with yellow cap stamped BG&A RPLS 5569 for reference, the recognized West corner of said Slab Realty Group Tract, bears South 46 degrees 08 minutes 34 seconds West – 541.86 feet;

Thence North 46 degrees 08 minutes 34 seconds East, along the recognized Southeast right-of-way line of said FM Highway 148 and the recognized Northwest line of said Slab Realty Group Tract, a distance of 650.00 feet to a 1/2 inch Iron rod found with yellow cap stamped BG&A RPLS 5569 for corner, said point being the North corner of herein described tract;

Thence South 43 degrees 51 minutes 26 seconds East, over and upon said Slab Realty Group Tract, a distance of 750.00 feet to a 1/2 inch Iron rod found with yellow cap stamped BG&A RPLS 5569 for corner, said point being the East corner of herein described tract;

Thence South 46 degrees 08 minutes 34 seconds East, over and upon said Slab Realty Group Tract, a distance of 650.00 feet to a 1/2 inch Iron rod found with yellow cap stamped BG&A RPLS 5569 for corner, said point being the South corner of herein described tract;

Thence North 43 degrees 51 minutes 26 seconds West, over and upon said Slab Realty Group Tract, a distance of 750.00 feet to the place of beginning and containing 487,500.00 square feet or 11.192 acres of land.

Tract Two:

All that certain lot, tract or parcel of land situated in the Samuel Gilliland Survey, Abstract No. 167, Kaufman County, Texas, being a portion of that tract of land described in Deed to Slab Realty Group, LLC, recorded in Document No. 2018-0017899, Official Public Records, Kaufman County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2 inch Iron rod found with yellow cap stamped BG&A RPLS 5569 for corner, said point being the West corner of herein described tract, from which a 1/2 inch Iron rod found with yellow cap stamped BG&A RPLS 5569 for reference in the recognized Southeast right-of-way line of FM Highway 148 bears North 43 degrees 51 minutes 26 seconds West – 750.00 feet;

Thence North 46 degrees 08 minutes 34 seconds East, over and upon said Slab Realty Group Tract, a distance of 650.00 feet to a 1/2 inch Iron rod found with yellow cap stamped BG&A RPLS 5569 for corner, said point being the North corner of herein described tract, from which a 1/2 inch Iron rod found with yellow cap stamped BG&A RPLS 5569 for reference in the recognized Southeast right-of-way line of said FM Highway 148 bears North 43 degrees 51 minutes 26 seconds West – 750.00 feet;

Thence South 43 degrees 51 minutes 26 seconds East, over and upon said Slab Realty Group Tract, a distance of 1219.30 feet to a 1/2 inch Iron rod set with yellow cap stamped BG&A RPLS 5569 for corner in the recognized East line of said Slab Realty Group Tract, the apparent West line of a tract of land described in Deed as Tract One to MM Cartwright Ranch, LLC, recorded in Document No. 2020-0041907, Official Public Records, Kaufman County, Texas and in the West bank of a creek channel, said point being the East corner of herein described tract;

Thence along the recognized East line of said Slab Realty Group Tract, the apparent West line of said Cartwright Ranch Tract and the West bank of said creek channel, the following courses and distances;

South 24 degrees 58 minutes 26 seconds West - 33.76 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for angle point;

South 10 degrees 50 minutes 12 seconds East - 178.87 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for angle point;

South 09 degrees 22 minutes 56 seconds West - 132.38 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for angle point;

South 19 degrees 49 minutes 22 seconds East - 289.57 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for angle point;

South 01 degrees 15 minutes 07 seconds West - 103.57 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for angle point;

South 06 degrees 07 minutes 29 seconds East - 277.83 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for angle point;

South 16 degrees 56 minutes 36 seconds East - 88.92 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for angle point;

South 06 degrees 16 minutes 21 seconds East - 21.97 feet to a 1/2 inch iron rod set with yellow cap stamped BG&A RPLS 5569 for corner, said point being the south corner of herein described tract;

Thence North 43 degrees 51 minutes 26 seconds West, over and upon said Slab Realty Group Tract, a distance of 2114.68 feet to the place of beginning and containing 1,069,238.04 square feet or 24.546 acres of land.

EXHIBIT B

Other Collateral

- a. All of the easements, rights, privileges, franchises, tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in any way appertaining thereto, and all of the estate, right, title, interest, claim and demand whatsoever of Mortgagor therein or thereto, either at law or in equity, in possession or in expectancy, now owned or hereafter acquired;
- b. All structures, buildings and improvements of every kind and description now or at any time hereafter located or placed on the Land (the "Improvements");
- c. All easements, rights of way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, and other entitlements now or hereafter located on the Land or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, tenements, hereditaments and appurtenances, reversions and remainders whatsoever, in any way belonging, relating or appertaining to the Land or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor;
- d. All furniture, furnishings, fixtures, goods, equipment, or personal property owned by Mortgagor and now or hereafter located on, attached to or used in or about the Improvements, including, but not limited to, all machines, engines, boilers, dynamos, elevators, stokers, tanks, cabinets, awnings, screens, shades, blinds, carpets, draperies, lawn mowers, and all appliances, plumbing, heating, air conditioning, lighting, ventilating, refrigerating, disposals and incinerating equipment, and all fixtures and appurtenances thereto, and such other goods and chattels and personal property owned by Mortgagor as are now or hereafter used or furnished in operating the Improvements, or the activities conducted therein, and all building materials and equipment hereafter situated on or about the Land or Improvements, and all warranties and guaranties relating thereto, and all additions thereto and substitutions and replacements therefor (exclusive of any of the foregoing owned or leased by tenants of space in the Improvements);
- e. All water, water courses, ditches, wells, reservoirs and drains and all water, ditch, well, reservoir and drainage rights and powers which are appurtenant to, located on, under or above or used in connection with the Land or the Improvements, or any part thereof, together with (i) all utilities, utility lines, utility commitments, utility capacity, capital recovery charges, impact fees and other fees paid in connection with same, (ii) reimbursements or other rights pertaining to utility or utility services provided to the Land and/or Improvements and (iii) the present or future use or availability of waste water capacity, or other utility facilities to the extent same pertain to or benefit the Land and/or Improvements, including, without limitation, all reservations of or commitments

or letters covering any such use in the future, whether now existing or hereafter created or acquired;

- f. All minerals, crops, timber, trees, shrubs, flowers and landscaping features now or hereafter located on, under or above the Land;
- g. All cash funds, deposit accounts and other rights and evidence of rights to cash, now or hereafter created or held by Beneficiary pursuant to this Deed of Trust or any other of the Loan Documents;
- h. All leases, licenses, tenancies, concessions and occupancy agreements of the Land or the Improvements now or hereafter entered into and all rents, royalties, issues, profits, bonus money, revenue, income, rights and other benefits (collectively, the "Rents" or "Rents and Profits") of the Land or the Improvements, or the fixtures or equipment, now or hereafter arising from the use or enjoyment of all or any portion thereof or from any present or future lease (including, without limitation, oil, gas and mineral leases), license, tenancy, concession, occupancy agreement or other agreement pertaining thereto or arising from any of the Contracts (as hereinafter defined) or any of the General Intangibles (as hereinafter defined) and all cash or securities (the "Security Deposits") to secure performance by the tenants, lessees or licensees, as applicable, of their obligations under any such leases, licenses, concessions or occupancy agreements, whether said cash or securities are to be held until the expiration of the terms of said leases, licenses, concessions or occupancy agreements or applied to one or more of the installments of rent coming due prior to the expiration of said terms;
- i. All contracts and agreements now or hereafter entered into covering any part of the Land or the Improvements (collectively, the "Contracts") and all revenue, income and other benefits thereof, including, without limitation, management agreements, service contracts, maintenance contracts, equipment leases, personal property leases and any contracts or documents relating to construction on any part of the Land or the Improvements (including plans, specifications, studies, drawings, surveys, tests, operating and other reports, bonds and governmental approvals) or to the management or operation of any part of the Land or the Improvements;
- j. All present and future monetary deposits given to any public or private utility with respect to utility services furnished to any part of the Land or the Improvements;
- k. All present and future funds, accounts, instruments (including, without limitation, promissory notes), investment property, letter of credit rights, letters of credit, money, supporting obligations, accounts receivable, documents, causes of action, claims, general intangibles (including, without limitation, payment intangibles and software, trademarks, trade names, service marks and symbols now or hereafter used in connection with any part of the Land or the Improvements, all names by which the Land or the Improvements may be operated or known, all rights to carry on business under such names, and all

rights, interest and privileges which Mortgagor has or may have as developer or declarant under any covenants, restrictions or declarations now or hereafter relating to the Land or the Improvements) and all notes or chattel paper (whether tangible or electronic) now or hereafter arising from or by virtue of any transactions related to the Land or the Improvements and all rebates and refunds of real estate taxes and assessments (and any other governmental impositions related to the Land or the operations conducted or to be conducted on the Land) (collectively, the "General Intangibles");

- l. All water taps, sewer taps, certificates of occupancy, permits, special permits, uses, licenses, franchises, certificates, consents, approvals and other rights and privileges now or hereafter obtained in connection with the Land or the Improvements and all present and future warranties and guaranties relating to the Improvements or to any equipment, fixtures, furniture, furnishings, personal property or components of any of the foregoing now or hereafter located or installed on the Land or the Improvements;
- m. All building materials, supplies and equipment now or hereafter placed on the Land or in the Improvements and all architectural renderings, models, drawings, plans, specifications, studies and data now or hereafter relating to the Land or the Improvements;
- n. All right, title and interest of Mortgagor in any insurance policies or binders now or hereafter relating to the Mortgaged Property, including any unearned premiums thereon;
- o. All proceeds, products, substitutions and accessions (including claims and demands therefor) of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of-insurance and condemnation awards; and
- p. All other or greater rights and interests of every nature in the Land or the Improvements and in the possession or use thereof and income therefrom, whether now owned or hereafter acquired by Mortgagor.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 APR 15 AM 10:41
LAURA A. HUGHES
COUNTY CLERK
BY: 

0 W12TH
KEMP, TX 75143

00000010076149

Needs to be
Posted
Trashed
Afterwards

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.

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

Date: May 07, 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 August 04, 2003 and recorded in Document CLERK'S FILE NO. 18712 real property records of KAUFMAN County, Texas, with JOE D WADDINGTON AND WIFE KAY WADDINGTON, grantor(s) and BRUCE T. RENOUE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOE D WADDINGTON AND WIFE KAY WADDINGTON, securing the payment of the indebtednesses in the original principal amount of \$18,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bruce Renouard 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. Double-R Capital Management,INC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o Double-R Capital Management,INC
2714 W. KINGSLEY RD., SUITE H
GARLAND, TX 75041

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KAUFMAN CO. TEXAS
2024 APR 15 AM 10:43
BY: LAURA A. HUGHES
COUNTY CLERK
PROPERTY



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

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



Ryan Bourgeois

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 4-15-24 I filed at the office of the KAUFMAN County Clerk and caused to be posted at the KAUFMAN County courthouse this notice of sale.

Declarants Name: Michelle Pangle
Date: 4-15-24

EXHIBIT "A"

0.826 OF AN ACRE, MORE OR LESS, LYING IN THE J.S. ABLES SURVEY, ABSTRACT 3, A PART OF GRANTOR'S FORMER STATION GROUND PROPERTY, 300 FEET IN WIDTH, IN THE CITY OF KEMP, TEXAS LOCATED ON GRANTOR'S FORMER BONITA JUNCTION TO DALLAS BRANCH LINE RAILROAD RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 13TH STREET IN SAID CITY OF KEMP WITH THE NORTHEAST LINE OF GRANTOR'S STATION GROUNDS;

THENCE NORTH 23 DEGREES WEST ON THE NORTHEAST LINE OF GRANTOR'S STATION GROUNDS 240 FEET TO A POINT TEN FEET NORTHEAST OF THE SOUTHEAST LINE OF 12TH STREET IN CIT OF KEMP;

THENCE SOUTH 67 DEGREES WEST PARALLEL TO A SOUTHWESTERLY EXTENSION OF THE SOUTHEAST LINE OF 12TH STREET 150 FEET TO A POINT ON CENTERLINE OF GRANTOR'S STATION GROUNDS;

THENCE SOUTH 23 DEGREES EAST PARALLEL TO THE NORTHEAST LINE OF STATION GROUNDS 240 FEET TO POINT IN EXTENDED CENTERLINE OF 13TH STREET;

THENCE NORTH 67 DEGREES EAST ON EXTENDED CENTERLINE OF 13TH STREET 150 FEET TO THE PLACE OF BEGINNING.

Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: April 9, 2024

Type of Security

Instrument: Deed of Trust

Date of Instrument: January 14, 2020

Debtor: Foday Fofanah

Hawa Fofanah

Original Trustee: William C. Shaddock

Substitute Trustee: James N. Richards or Clayton Gaddis

Current Beneficiary: Rockwall Rental Properties, LP

County of Property: Kaufman County, Texas

Recording Information: Kaufman County Real Property Records Document Number 2020-0001931

Property Description: **BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN THE JOHN C. HALE SURVEY, A-202, KAUFMAN COUNTY, TEXAS, AND BEING ALL THAT CALLED 25.051 ACRE TRACT AS CONVEYED FROM D. W. MYERS, JR., AND DORIS E. MYERS TO JESSIE H. LAWSON ET UX, AS RECORDED IN VOLUME 1091, PAGE 169, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEGINNING AT A FLAT IRON BAR FOUND FOR CORNER AT THE WEST CORNER OF SAID TRACT, SAID POINT BEING IN THE NORTHEAST LINE OF COUNTY ROAD NO. 303;

THENCE N4354'00"E, ALONG THE NORTHWEST LINE OF SAID TRACT, A DISTANCE OF 1925.04 FEET TO A ½" IRON ROD FOUND FOR CORNER;

THENCE S4525'33"E, A DISTANCE OF 573.32 FEET TO A ½" IRON ROD SET FOR CORNER;

THENCE S4408'39"W, ALONG THE SOUTHEAST LINE OF SAID TRACT, A DISTANCE OF 1910.94 FEET TO A ½" IRON ROD SET FOR CORNER;

THENCE N4438'54"W, ALONG THE NORTHEAST LINE OF COUNTY ROAD NO. 303, A DISTANCE OF 43.00 FEET TO A ½" IRON ROD SET FOR CORNER;

THENCE N4701'43"W, CONTINUING ALONG THE NORTHEAST LINE OF SAID COUNTY ROAD NO. 303, A DISTANCE OF 522.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.052 ACRES OF LAND, MORE OR LESS.

Date of Sale of Property: May 7, 2024

**Earliest Time of Sale
of Property:**

The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: Kaufman County Courthouse, 1902 E US Highway 175, Kaufman, TX 75142 or other place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Debtor, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Lien. The sale will begin at the earliest time stated above and within three hours after that time.

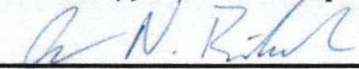
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 James N. Richards or Clayton Gaddis, either to act, as Substitute Trustee.**


The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

J.N. Richards Law, P.C.
c/o Nate Richards
407 E. Corsicana Street
Athens, Texas 75751
214-559-7387

Executed on April 9, 2024



James N. Richards
407 E. Corsicana Street
Athens, Texas 75751
Ph: 214-559-7387
Fx: 817-518-9286
Email: nate@jnrichardslawpc.com

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 APR 15 PM 4:32
LAURA A. HUGHES
COUNTY CLERK
BY: 
HERITV

NOTICE OF FORECLOSURE SALE

State of Texas

County of Kaufman

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00

Notice is hereby given of a public non-judicial foreclosure sale.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 APR 16 AM 10:57
LAURA A. HUGHES
COUNTY CLERK
BY: _____
NEPHTY

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

LOT 5, BLOCK F, WINDMAILL FARMS PHASE 2B- SECTION 2, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF; RECORDED IN CABINET 2 ENVELOPE 545, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

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

Date: **May 7, 2024**

Time: The sale shall begin no earlier than **10:00 AM** or no later than three hours thereafter.

Place: Kaufman County Courthouse in Kaufman, Texas, at the following location: the area designated by the Commissioners Court of Kaufman, Kaufman County, Texas, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

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.

- 3. **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 of Record 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 their bid immediately in cash if their bid is accepted.

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. The sale shall 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.

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.

4. **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 sale granted by the Deed of Trust executed by Marcus Powell, an unmarried man.
5. **Obligations Secured.** The Deed of Trust is dated September 22, 2005, and is recorded in the office of the County Clerk of Kaufman County, Texas, in/under 00022340, Official Public Records of Kaufman County, Texas. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$30,050.00, executed by Marcus Powell, and payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Southstar Funding, LLC.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Southstar Funding, LLC.

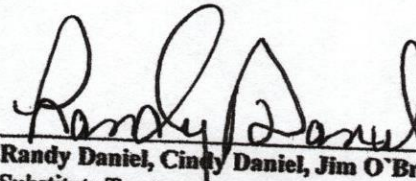
Current Mortgagee of Record: Pinta, LLC for benefit of Wachovia Capital Markets, LLC whose address is 55 Beattie Place, Suite 100, Greenville, SC 29601-2743.

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

7. **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.**

Sent by: Clare V. Cougill
Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042

DATED April 15, 2024.



Randy Daniel, Cindy Daniel, Jim O'Bryant, David Garvin,
Substitute Trustee
c/o Robertson Anschutz Vettors, LLC
10375 Richmond Avenue, Suite 200
Houston, TX 77042
Phone: 713-244-1360

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

Notice of Trustee's Sale

Date: April 16, 2024

Trustee: Kim R. Thorne

Trustee's Address: 123 W. Main St, 3rd Floor, Grand Prairie, Dallas County, TX 75050

Mortgagee: Catalyst Resource Group, Inc. dba DFW Specialty Lending

Mortgagee's Address: 223 E Greenbriar Lane, Dallas, Dallas County, TX 75203

Note: \$185,750.00

Deed of Trust

Date: June 1, 2022

Grantor: Direct Heirs Holdings, LLC, a Texas limited liability company

Mortgagee: Catalyst Resource Group, Inc. dba DFW Specialty Lending

Recording information: Vendor's Lien retained in Deed filed as Document Number 2022-0021792, in Volume 7660, Page 156, in the Official Public Records of Kaufman County, Texas; Deed of Trust filed as Document Number 2022-0021793, in Volume 7660, Page 160, in the Official Public Records of Kaufman County, Texas

Property: Lot 1R, Block 4, of Amended Plat of Lots 1 & 2, Block 4, Dewberry's Addition, an addition to the City of Terrell, Kaufman County, Texas, according to the Map or Plat thereof recorded in Cabinet 2, Envelope 359, Plat Records, Kaufman County, Texas

County: Kaufman

Date of Sale (first Tuesday of month): May 7, 2024

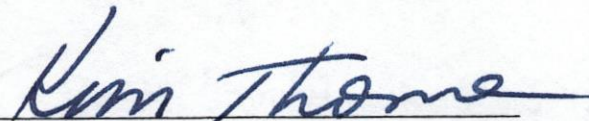
Time of Sale: 1:00 p.m. – 4:00 p.m.

Place of Sale: On the Justice Center Steps at 1902 E US HWY 175, 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.

Kim R. Thorne is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, 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. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Kim R. Thorne
Thorne & Skinner
123 W. Main St, 3rd Floor
Grand Prairie, TX 75050
972.264.1614

BY: 
LAURA A. HUGHES
COUNTY CLERK
DEFILITY

2024 APR 16 PM 1:00

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KAUFMAN CO. TEXAS