

Notice of Substitute Trustee Sale

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

1. Date, Time and Place of Sale:

Date: Tuesday, June 4, 2024

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

Place: Front steps of the **Kaufman** County Texas Court House or as designated by the county Commissioner's office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable. Payment must be made in full on the date of the sale. Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except to the warrant of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matter of record affecting the property.

3. Instrument to be Foreclosed: Deed of Trust executed by **Nolan Wesley Cheshire & Deborah Kay Cheshire** and recorded on **October 31, 2017** in **Document Number 2017-0025257** of the real property records of **Kaufman** County, Texas with **Nolan Wesley Cheshire & Deborah Kay Cheshire**, Grantor(s) and, **Jean Campbell a/k/a Wanda Jean Campbell** as Lender, located at **2537 S. FM 148, Crandall, Texas, 75114**, and Substitute Trustee being **Gil J. Altom, Jr.**, also located at **706 S. Washington St., Kaufman, TX 75142, Kaufman County**, with promissory note securing payment of the indebtedness in the original principal amount of **\$97,000.00** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **October 17, 2017**.

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

5. Property (including any improvements) to be sold:

13680 Duck Creek, Terrell, Texas 75161 (see Exhibits A and A-1 attached)

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

By: Jean Campbell
Jean Campbell, Lender

Date 5/13/24

FILED FOR RECORD
KAUFMAN CO TEXAS
2024 MAY 17 AM 7:32
LAURA A. HUGHES
COUNTY CLERK
BY: *LB*

Appointment of Substitute Trustee

RE: Deed of trust recorded in Vol. 5496 Page 413 of the real property records of Kaufman County, Texas

Grantor: NOLAN WESLEY CHESHIRE and DEBORAH K CHESHIRE

Property Address: 13680 Duck Creek, Terrell, Texas 75161

Legal Description: Lot 7A, Duck Creek Gardens subdivision, Terrell, Texas

Person appointed as substitute trustee to exercise power of sale under deed of trust:

Name: GIL J. ALTOM, JR

Appointee's address: 706 S. Washington St., Kaufman, TX 75142, Kaufman County

The substitute trustee is appointed as of May 13, 2024 pursuant to Texas Property Code section 51.0075 to succeed to all title, powers, and duties of the original or successor trustees that are removed herein.

Wanda Jean Campbell

Wanda Jean Campbell

STATE OF TEXAS)

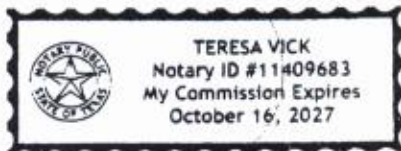
COUNTY OF KAUFMAN)

Before me, the undersigned notary public, on this day personally appeared Wanda Jean Campbell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 13th day of May 2024.

Teresa Vick

Notary Public, State of Texas



Laura A. Hughes
BY: _____
LAURA A. HUGHES
COUNTY CLERK

2024 MAY 17 AM 7:32

FILED FOR RECORD
KAUFMAN CO TEXAS

EXHIBIT A

BEING all or that certain tract or parcel of land in the N.D. Walling survey, A-563, Kaufman County, Texas, and being known as part of tract 7A, of Duck Creek Gardens (unrecorded), and being a part of that called 9.94 acre tract as conveyed from the ESTATE of Joe H. Smith, et al, to David Campbell, as recorded in Volume 1284, Page 311, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at ½" iron rod found for corner at the south corner of said tract 7A, south corner of said 9.94 acre tract, said point being in the northeast R.O.W. of F.M. 2728;

THENCE N44° 00'00" W, along the northeast R.O.W. F.M. 2728, a distance of 389.90 feet to a point of the corner in the center line of Duck Creek Road (a 50' road easement as recorded in Volume 1172, Page 462), a ½" iron rod set for witness bears S44° 00'00" E, 25.56 feet, and a concrete monument found for witness bears S44° 00'00" E, 28.11 feet;

THENCE N58° 00'00" E, along the center line of said road easement, a distance of 317.34 feet to the point for corner, a ½" iron rod set for witness bears S30° 56'52" E, 25 feet;

THENCE S30° 56'52" E, a distance of 335.62 feet to a ½" iron rod set for corner;

THENCE S46° 44'22" W, along the southeast line of said 9.94 acre tract a distance of 234.64 feet to the POINT OF BEGINNING containing 2.272 acres of land.

FILED FOR RECORD
KARLENE COLETTA
2024 MAY 11 AM 7:32
COUNTY CLERK
KAUFMAN COUNTY, TEXAS
BY: *KS*

EXHIBIT "A-1"

Easement Estate:

all that certain 50 foot Ingress and Egress Easement Area situated in the N.D. Walling Survey, Abstract No. 563, Kaufman County, Texas and being a part of a called 169.587 acre tract of land described by deed dated January 8, 1974 and recorded in Volume 586, Page 549 of the Deed Records of Kaufman County, Texas. Said easement area being located 25 feet either and both sides of a centerline more particularly described as follows:
BEGINNING at the intersection of the North line of Farm to Market Road No. 2728 and the center line of an existing rock road, said point being located South 44 deg. 00 min. East, 470.85 feet from the concrete monument at engineer's station No. 536±00;
THENCE North 58 deg. 00 min. East 713.60 feet to a point, on the Southwest line of tract 13-A for corner;
THENCE North 55 deg. 24 min. East, 382.60 feet to a point on the Northeast line of Tract 13-A for corner;
THENCE North 51 deg. 30 min. East 383.36 feet to a point for corner;
THENCE South 18 deg. 54 min. East 21.75 feet to a point for corner;
THENCE North 47 deg. 10 min. East 800.00 feet to a point for corner;
THENCE North 69 deg. 48 min, 33 sec. East 800.00 feet to a point for corner;
THENCE North 75 deg. 46 min. 03 sec. East, 516.08 feet to a point for corner,

FILED FOR RECORD
KAUFMAN CO TEXAS

2024 MAY 17 AM 7:32

LAURA A. HUGHES
COUNTY CLERK

BY: *AS*

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: December 12, 2019	Original Mortgagor/Grantor: KARI MASON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MID AMERICA MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: 6237 Page: 546 Instrument No: 2019-0031406	Property County: KAUFMAN
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	Mortgage Servicer's Address: 8950 CYPRESS WATERS BLVD, COPPELL, TX 75019

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

Secures: Note in the original principal amount of \$266,666.00, executed by KARI MASON and payable to the order of Lender.

Property Address/Mailing Address: 1103 SHENANDOAH WAY, FORNEY, TX 75126

Legal Description of Property to be Sold: LOT 7, BLOCK X, OF WINDMILL FARMS, PHASE 1A, 1B & 1C, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 213, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

Date of Sale: June 04, 2024.

Earliest time Sale will begin: 11:00 AM

Place of sale of Property: The front steps of the Kaufman county Justice center located at 1902 US Highway 175 as the appropriate site for all foreclosure sales and auctions or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court 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 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR 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.

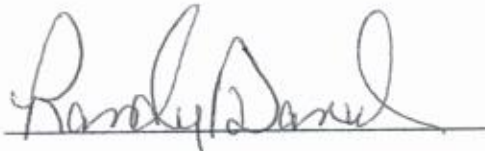


Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR 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 Brandy Bacon, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR 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

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 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
PC
DEP/ITV

2024 MAY 14 AM 10:43

FILED FOR RECORD
KAUFMAN CO. TEXAS

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

Date: May 8, 2024

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

Mortgagee: Note Holdings Management Trust

Mortgagee's Address: 99 Wall Street, Suite 1917
New York, NY 1005

Note: Note dated November 21, 2019, in the amount of \$149,900.000

Deed of Trust:

Date: November 21, 2019

Grantor: Jasiel Sanchez Ontiveros

Mortgagee: Note Holdings Management Trust

Recording Information: Recorded in Document No. 2019-0029566, dated November 21, 2019

Property (including any improvements): The property described on Exhibit 'A' attached hereto and incorporated herein by this reference.

County: Kaufman County

Date of Sale: (first Tuesday of month) June 4, 2024

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

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

BY: _____
DEPUTY
LAURA A. HUGHES
COUNTY CLERK

2024 MAY 14 AM 10:43

FILED FOR RECORD
KAUFMAN CO. TEXAS

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

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

Randy Daniel or Cindy Daniel or Jim O'Bryant

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on June 4, 2024, between ten o'clock am and one o'clock pm and beginning not earlier than 10:00 am or not later than three hours thereafter, the Substitute Trustee will sell the property by public auction to the highest bidder for cash "AS IS" at the place and date specified. This sale will be conducted pursuant to Section 51.002 and Section 51.016 of the Texas Property Code.

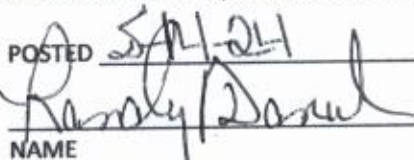
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Lupe Vasquez, Servicing Specialist III
SecureNet Services, LLC

CERTIFICATE OF POSTING

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

POSTED 5/21/24


NAME

AS SUBSTITUTE TRUSTEE

EXHIBIT "A"

Traci 21

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

BEGINNING at a point for corner within County Road No. 4101, from which the southerly most corner of said Kaufman County Land Trust land bears South 44 degrees 53 minutes 16 seconds East at 2668.60 feet for witness;

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

THENCE North 45 degrees 01 minutes 59 seconds East, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 30.00 feet, in all 1677.90 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

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

THENCE South 45 degrees 02 minutes 19 seconds West, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 1647.28 feet, in all 1677.28 feet to the Point of Beginning and containing 10.28 acres of land, more or less.

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

24TX577-0025
108 EAST WALNUT STREET, MABANK, TX 75147

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated October 4, 2021 and recorded on October 6, 2021 as Instrument Number 2021-0041204 in the real property records of KAUFMAN County, Texas, which contains a power of sale.

Sale Information: June 04, 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 AMANDA CALVERT AND LUKE EVANS secures the repayment of a Note dated October 4, 2021 in the amount of \$208,791.00. AMCAP MORTGAGE, LTD, whose address is c/o AmCap Mortgage, LTD, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and AmCap Mortgage, LTD 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 MAY 14 AM 10:43
LAURA A. HUGHES
COUNTY CLERK
BY:  NP/PLTY

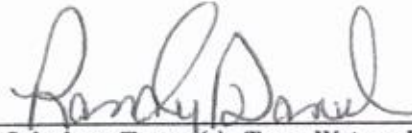
Substitute Trustee(s): Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy 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, Randy Daniel, declare under penalty of perjury that on the 14 day of May, 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"

Order No.: 1902202100425

Being all of that certain lot, tract, or parcel of land located in the G. T. Walters Survey, Abstract No. 564, City of Mabank, Kaufman County, Texas and being all of Lots 6, 7, 8, and part of Lot 5, Block 16, of the Original Town of Mabank according to the plat thereof recorded in Volume 21, page 81 of the Deed Records Kaufman County, Texas (DRKCT). Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a ½" iron rod found in the south line of Walnut street at the northwest corner of Lot 9 and the north east corner of lot 8 and being the northeast corner of this tract;

THENCE S 14° 52' 32" W, 115.14 feet along the common line of lot 8 and 9 to a ½" iron rod found in the north line of an abandoned alley according to deed recorded in Volume 523, page 86, of the DRKCT at the southeast corner of this tract;

THENCE N 47° 27' 41" W, 185.26 feet along the south line of Lots 6,7, 8 and the north line of an abandoned alley to a 5/8" iron rod set in the south line of Lot 5 at the Southwest corner of this tract;

THENCE N 15° 30' 00" E, 115.00 feet through Lot 5 to a 5/8" iron rod set in the South line Walnut Street an the northwest corner of this tract;

THENCE S 74° 30' 00" E (reference Bearing), 184.00 feet along the south line Walnut Street to the Point of Beginning and containing 0.49 acre of land more or less.

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

Notice of Substitute Trustee's Sale

Date: May 13, 2024

Substitute Trustee: David Garvin, Randy Daniel, Cindy Daniel,
Jim O'Bryant, Cole Emert

Substitute Trustee's Address: 8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Note: Note dated September 1, 2023, in the amount of \$289,726.00.

Deed of Trust

Date: September 1, 2023

Grantor: LST Realty Solutions LLC

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Recording information: Recorded on September 5, 2023, under Clerk's Instrument
No. 2023-0025135 of the official public records of Kaufman
County, Texas

BY: 
LAURA A. HUGHES
COUNTY CLERK
2024 MAY 14 AM 10:47

FILED FOR RECORD
KAUFMAN CO. TEXAS

PROPERTY: SEE ATTACHED EXHIBIT A

County: Kaufman County

Date of Sale (first Tuesday of month): June 4, 2024

Time of Sale: The earliest time at which the sale shall occur is 10:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

Place of Sale: THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175, KAUFMAN, TX 75142, OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONERS.

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

IMMEDIATELY.

Mortgagee **David Garvin, Randy Daniel, Cindy Daniel, Jim O'Bryant, Cole Emert**, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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 is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



David Garvin, Randy Daniel, Cindy Daniel, Jim O'Bryant, Cole Emert

Exhibit A

Being Lot 3, Block 155, of PASCHALL ADDITION, an Addition to the City of Terrell, Kaufman County, Texas, according to the Map or Plat thereof recorded in Volume 51, Page 148, of the Deed Records of Kaufman County, Texas, same being a tract of land conveyed to Max Chapman, Beverly Chapman, Ray Chapman and Steven Chapman, by Deed recorded in Volume 1257, Page 717, of the Deed Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod set stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of that tract of land conveyed to RDP Real Estate Investments, LLC, by Deed recorded in Instrument No. 2015-0011821, of the Official Public Records of Kaufman County, Texas, and being along the East line of N. Frances Street (80 foot right-of-way); THENCE South 83 degrees 02 minutes 23 seconds East, along the South line of said RDP Real Estate Investments, LLC tract, a distance of 119.71 feet to a point for corner, said corner being the Southeast corner of said RDP Real Estate Investments, LLC tract, same being the Southwest corner of a tract of land conveyed to Jose Alponso Rodriguez and Guadalupe Rodriguez, by Deed recorded in Instrument No. 2015-0001001, of the Official Public Records of Kaufman County, Texas, and being the Northwest corner of a tract of land conveyed to Shanda Patricia LaPreze, as her sole and separate property, by Deed recorded in Instrument No. 2018-0022637, of the Official Public Records of Kaufman County, Texas, from which a fence post found bears South 52 degrees 28 minutes 25 seconds West, a distance of 0.43 feet for witness, and from which a 3/8 inch iron rod found bears on-line in a Westerly direction a distance of 2.75 feet for witness. THENCE South 07 degrees 06 minutes 56 seconds West, along the West line of said LaPreze tract, a distance of 98.66 feet to a 1/2 inch iron rod set stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of a tract of land conveyed to Raymond C. Schatz, a single person, by Deed recorded in Instrument No. 2016-0002521, of the Official Public Records of Kaufman County, Texas, and being along the North line of W. Alamo Street (60 foot right-of-way), from which a 1/2 inch iron pipe found bears South 23 degrees 54 minutes 53 seconds West, a distance of 15.64 feet for witness; THENCE North 83 degrees 02 minutes 23 seconds West, along the North line of said W. Alamo Street, a distance of 119.98 feet to a 1/2 inch iron rod set stamped "CBG SURVEYING" for corner, said corner being the intersection of the North line of said W. Alamo Street and the East line of said N. Frances Street; THENCE North 07 degrees 16 minutes 31 seconds East, along the East line of said N. Frances Street, a distance of 98.66 feet to the POINT OF BEGINNING and containing 11,824 square feet or 0.27 acres of land, more or less.

Notice of Substitute Trustee's Sale

Date: May 13, 2024

Substitute Trustee: David Garvin, Randy Daniel, Cindy Daniel,
Jim O'Bryant, Cole Emert

Substitute Trustee's Address: 8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Note: Note dated September 1, 2023, in the amount of \$166,500.00.

Deed of Trust

Date: September 1, 2023

Grantor: LST Realty Solutions LLC

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Recording information: Recorded on September 5, 2023, under Clerk's Instrument
No. 2023-0025138 of the official public records of Kaufman
County, Texas

BY: 
LAURA A. HUGHES
COUNTY CLERK
DEPUTY

2024 MAY 14 AM 10:47

FILED FOR RECORD
KAUFMAN CO. TEXAS

PROPERTY: LOT 2F, BLOCK 390, OF REPLAT OF LOT 2E, BLOCK 390,
REVISED MAP OF TERRELL, INTO LOTS 2E AND 2F, BLOCK 390, REVISED
MAP OF TERRELL, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN CABINET 2, ENVELOPE 413, OF THE PLAT RECORDS OF
KAUFMAN COUNTY, TEXAS.

County: Kaufman County

Date of Sale (first Tuesday of month): June 4, 2024

Time of Sale: The earliest time at which the sale shall occur is 10:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

Place of Sale: THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT
1902 US HIGHWAY 175, KAUFMAN, TX 75142, OR AS FURTHER
DESIGNATED BY THE COUNTY COMMISSIONERS.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED
FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING**

ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee **David Garvin, Randy Daniel, Cindy Daniel, Jim O'Bryant, Cole Emert**, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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 is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



David Garvin, Randy Daniel, Cindy Daniel, Jim O'Bryant, Cole Emert

Notice of Substitute Trustee's Sale

Date: May 13, 2024

Substitute Trustee: David Garvin, Randy Daniel, Cindy Daniel,
Jim O'Bryant, Cole Emert

Substitute Trustee's Address: 8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Note: Note dated July 14, 2023, in the amount of \$160,960.00.

Deed of Trust

Date: July 14, 2023

Grantor: LST Realty Solutions LLC

Mortgagee: Trident Realty Investments, LLC, a Texas limited liability company

Recording information: Recorded on July 17, 2023, under Clerk's Instrument No. 2023-0019707 of the official public records of Kaufman County, Texas

BY: 
LAURA A. HUGHES
COUNTY CLERK

2024 MAY 14 AM 10:46

FILED FOR RECORD
KAUFMAN CO. TEXAS

PROPERTY: SEE ATTACHED EXHIBIT A

County: Kaufman County

Date of Sale (first Tuesday of month): June 4, 2024

Time of Sale: The earliest time at which the sale shall occur is 10:00 A.M. CT. The sale shall begin at that time or not later than three hours after that time.

Place of Sale: THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175, KAUFMAN, TX 75142, OR AS FURTHER DESIGNATED BY THE COUNTY COMMISSIONERS.

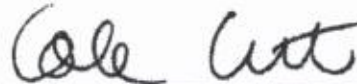
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

IMMEDIATELY.

Mortgagee **David Garvin, Randy Daniel, Cindy Daniel, Jim O'Bryant, Cole Emert**, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

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 is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



David Garvin, Randy Daniel, Cindy Daniel, Jim O'Bryant, Cole Emert

EXHIBIT A

BEING A PORTION OF LOT 1, BLOCK 528, OF THE REVISED MAP OF THE CITY OF TERRELL, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 138, PAGE 640, DEED RECORDS, KAUFMAN COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED IN DEED TO VARGAS REAL ESTATE INC., AS RECORDED IN INSTRUMENT NO. 2023-0011702, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS (DESCRIBED BY METES AND BOUNDS IN BOOK 1436, PAGE 94, DEED RECORDS, KAUFMAN COUNTY, TEXAS), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID VARGAS TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JEFFREY LYNN WOOLVERTON, AS RECORDED IN INSTRUMENT NO. 2015-0007925, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF N. FRANCES STREET;

THENCE SOUTH $81^{\circ} 40' 00''$ EAST, A DISTANCE OF 68.00 FEET ALONG THE COMMON LINE OF SAID VARGAS AND WOOLVERTON TRACTS TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE COMMON NORTH CORNER OF SAID VARGAS TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROBIN HOLLON AND SANDRA HOLLON, AS RECORDED IN VOLUME 2185, PAGE 396, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH $19^{\circ} 38' 36''$ WEST, A DISTANCE OF 61.19 FEET ALONG THE COMMON LINE OF SAID VARGAS AND HOLLON TRACTS TO A 1-INCH IRON PIPE FOUND AT THE COMMON SOUTH CORNER OF SAID VARGAS AND HOLLON TRACTS, SAID IRON PIPE BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HUMBERTO RODRIGUEZ, AS RECORDED IN INSTRUMENT NO. 2013-0007185, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH $81^{\circ} 40' 00''$ WEST, ALONG THE COMMON LINE OF SAID VARGAS AND RODRIGUEZ TRACTS, PASSING THE COMMON NORTH CORNER OF SAID RODRIGUEZ TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RAUL HERNANDEZ AND WIFE, GRACIELA HERNANDEZ, AS RECORDED IN INSTRUMENT NO. 2016-0020742, SAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 2.49 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID VARGAS AND HERNANDEZ TRACTS A TOTAL DISTANCE OF 88.00 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS NORTH $36^{\circ} 12' 19''$ WEST 5.27 FEET, SAID IRON ROD BEING THE COMMON WEST CORNER OF SAID VARGAS AND HERNANDEZ TRACTS, BEING ON THE AFORESAID SOUTHEAST LINE OF N. FRANCES STREET;

THENCE NORTH $36^{\circ} 24' 21''$ EAST, A DISTANCE OF 68.00 FEET ALONG SAID SOUTHEAST LINE TO THE POINT OF BEGINNING AND CONTAINING 4,680 SQUARE FEET OR 0.107 OF ONE ACRE OF LAND, MORE OR LESS.

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 MAY 13 AM 11:18

LAURA S. JANNER
COUNTY CLERK

RC

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**

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



JUNE 4, 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.

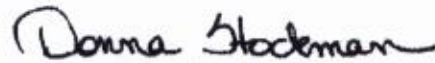
PURSUANT TO SECTION 51.009 OF THE TEXAS PROPERTY CODE, THE PROPERTY WILL BE SOLD IN AN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES EXCEPT AS TO THE WARRANTIES OF TITLE (IF ANY) PROVIDED FOR UNDER THE DEED OF TRUST. WITHOUT LIMITATION OF THE FOREGOING, THERE WILL BE NO WARRANTY 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.



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: 6851118.39, E: 2867448.33) 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 66°14'57" E, A DISTANCE OF 105.00 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHEAST CORNER OF SAID 0.498 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 66°14'57" W, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL AREA OF 21,567 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: 6851387.13, E: 2867548.58) SET FOR THE NORTHEAST CORNER OF SAID BLOCK 71 AND BEING THE NORTHEAST CORNER OF SAID 0.448 ACRE TRACT, FROM WHICH A FOUND 1" IRON PIPE BEARS N 66°14'57" E, A DISTANCE OF 41.84 FEET (TIE);

THENCE S 23°45'03" E, A DISTANCE OF 205.60 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHEAST CORNER OF SAID BLOCK 71 AND BEING THE SOUTHEAST CORNER OF SAID 0.448 ACRE TRACT;
THENCE S 66°14'57" W, A DISTANCE OF 95.00 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHWEST CORNER OF SAID 0.448 ACRE TRACT;

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

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

TRACT 3:

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

BEGINNING AT A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" (N: 6861094.23, E: 2687383.41) SET FOR THE SOUTHEAST CORNER OF SAID BLOCK 77 AND BEING THE SOUTHEAST CORNER OF SAID 0.127 ACRE TRACT;

THENCE S 66°14'57" W, A DISTANCE OF 51.08 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHWEST CORNER OF SAID 0.127 ACRE TRACT;

THENCE N 10°33'38" 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 5,546 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. PLAY OF RECORDS, KAUFMAN COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD (N: 6851149.89, E: 2687718.53) FOUND FOR THE NORTHWEST CORNER OF SAID BLOCK 62 AND BEING THE NORTHWEST CORNER OF SAID 0.259 ACRE TRACT;

THENCE N 88°14'57" E, A DISTANCE OF 99.99 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE NORTHEAST CORNER OF SAID 0.259 ACRE TRACT;

THENCE S 22°47'28" E, A DISTANCE OF 111.10 FEET TO A 1/2" CAPPED IRON ROD STAMPED "TRANSGLOBAL SERVICES" SET FOR THE SOUTHEAST CORNER OF SAID 0.259 ACRE TRACT;

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

THENCE N 21°44'18" W, A DISTANCE OF 112.88 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL AREA OF 11,288 SQUARE FEET OR 0.259 ACRES, MORE OR LESS.

NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE

WHEREAS, on NOVEMBER 20, 2020, ROD DARQUEA AND ROXANNA DARQUEA executed a Deed of Trust conveying to DARRIN W. STANTON, Trustee, the Real Estate hereinafter described, to secure N 2 DEEP, INC., in the payment of a debt therein described; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Tuesday**, the 4th day of **JUNE, 2024**, between **one o'clock p.m. and four o'clock p.m.**, I will sell said Real Estate at the steps of the **Kaufman County Courthouse, 1902 US Hwy 175, Kaufman, Kaufman County, Texas**, which is the place designated by the Kaufman County Commissioner's Court, to the highest bidder for cash.

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

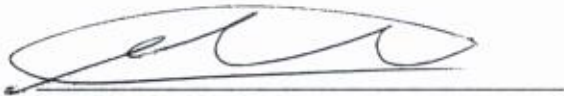
LOTS 31 AND 32, BLOCK 7, VALENTINE SHORELINE, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 207, PLAT RECORDS, KAUFMAN COUNTY, TEXAS. ALSO KNOWN AS 8485 LAKESHORE, KEMP, TEXAS.

BY: _____
LAURIA A. HUGHES
COUNTY CLERK
Deputy
PC

2024 MAY 13 PM 1:40

FILED FOR RECORD
KAUFMAN CO. TEXAS

WITNESS MY HAND, this 13 day of May, 2024.



BRIAN CRAWFORD

Notice of Foreclosure Sale

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 MAY 13 PM 3:05
LAURA A. HUGHES
COUNTY CLERK
BY: *LD*
DEPUTY

("Deed of Trust"):

Dated: February 22, 2023

Grantor: Stephanie Wallace Wilson

Trustee: Hector J. Torres

Lender: John W. Sullivan and Teresita Sullivan

Recorded in: Volume 7988, Page 548 of the real property records of Kaufman County, Texas

Legal Description: See Exhibit 1

Secures: ("Note") in the original principal amount of \$435,000.00, executed by Stephanie Wallace Wilson ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: **Tuesday, June 4, 2024**

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

Place: the front steps of the Kaufman County Courthouse, 1902 E. Highway 175, Kaufman, Texas 75142

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that John W. Sullivan and Teresita Sullivan'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, John W. Sullivan and Teresita Sullivan, the owner and holder of the Note, have requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of John W. Sullivan and Teresita Sullivan's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with John W. Sullivan and Teresita Sullivan'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 John W. Sullivan and Teresita Sullivan pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by John W. Sullivan and Teresita Sullivan. 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.

Jon G. Burt

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

Property: 00 Sh Ln., Scurry, TX 75158

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE ANTONIO CHERINO SURVEY, ABSTRACT NO. 81, KAUFMAN COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN WILLIAM SULLIVAN JR., RECORDED UNDER INSTRUMENT NO. 2015-009474, DEED RECORDS, KAUFMAN COUNTY, TEXAS (D.R.K.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHEAST LINE OF SOUTH STATE HIGHWAY 34, AT THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WAYNE SULLIVAN AS HIS SOLE AND SEPARATE PROPERTY, RECORDED UNDER INSTRUMENT NO. 2015-009475 (D.R.K.C.T.), AT THE WEST CORNER OF SAID WILLIAM SULLIVAN JR. TRACT;

THENCE NORTH 36 DEG. 46 MIN. 50 SEC. EAST, A DISTANCE OF 413.54 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO VICTORY BAPTIST CHURCH OF KAUFMAN COUNTY, RECORDED IN VOLUME 2524, PAGE 564 (D.R.K.C.T.);

THENCE SOUTH 45 DEG. 53 MIN. 32 SEC. EAST, A DISTANCE OF 1246.42 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE SOUTH CORNER OF SAID VICTORY BAPTIST CHURCH OF KAUFMAN COUNTY TRACT;

THENCE NORTH 49 DEG. 08 MIN. 29 SEC. EAST, A DISTANCE OF 341.23 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO VICTORY BAPTIST CHURCH OF KAUFMAN COUNTY, RECORDED UNDER INSTRUMENT NO. 2016-0025515 (D.R.K.C.T.);

THENCE SOUTH 45 DEG. 38 MIN. 11 SEC. EAST, PASSING AT A DISTANCE OF 934.72 FEET A 1/2 INCH IRON ROD FOUND FOR REFERENCE AT THE SOUTH CORNER OF SAID VICTORY BAPTIST CHURCH OF KAUFMAN COUNTY TRACT (INST.NO. 2016-0025515) AND CONTINUING FOR A TOTAL DISTANCE OF 1239.73 FEET TO A 1/2 INCH YELLOW-CAPPED IRON ROD SET FOR CORNER IN THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CODY L. CHANDLER, RECORDED UNDER INSTRUMENT NO. 2016-0023812 (D.R.K.C.T.), AT THE NORTH CORNER OF THAT REMAINING PORTION OF SAID WILLIAM SULLIVAN JR. TRACT;

THENCE SOUTH 45 DEG. 21 MIN. 33 SEC. WEST, A DISTANCE OF 798.16 FEET TO A 1/2 INCH YELLOW-CAPPED IRON ROD SET FOR CORNER IN THE NORTHEAST LINE OF SAID WAYNE SULLIVAN TRACT, AT THE WEST CORNER THAT REMAINING PORTION OF SAID WILLIAM SULLIVAN JR. TRACT;

THENCE NORTH 44 DEG. 38 MIN. 27 SEC. WEST, A DISTANCE OF 2446.49 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1,503,552 SQUARE FEET OR 34.52 ACRES OF LAND.

Notice of Foreclosure Sale

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 MAY 13 PM 3:04
LAURA A. HUGHES
COUNTY CLERK
BY: LD
DEPHTTY

("Deed of Trust"):

Dated: December 9, 2020

Grantor: Wilmer Delasancha

Trustee: Allan B. Polunsky

Lender: Highlands Residential Mortgage, Ltd.

Recorded in: Volume 6730, Page 146 of the real property records of Kaufman County, Texas

Legal Description: Lot 13, Block A, Georgetown at Kings Fort, Phase One, an addition to the City of Kaufman, Kaufman County, Texas, according to the map or plat thereof recorded in Cabinet 3, Page 471, of the map and/or plat records of Kaufman County, Texas

Secures: ("Note") in the original principal amount of \$270,922.00, executed by Wilmer Delasancha ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: **Tuesday, June 4, 2024**

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

Place: the front steps of the Kaufman County Justice Center, 1902 E. Highway 175, Kaufman, Texas 75142

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



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

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: June 04, 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 March 01, 2004 and recorded in Document VOLUME 2383, PAGE 263 real property records of KAUFMAN County, Texas, with MICHAEL MAXON AND WIFE, SANDRA RUTH MAXON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

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

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

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

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPELL, TX 75019



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.

Is Sa

Israel Saucedo

Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-9-24 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: 5-9-24

911 CONCORD STREET
FORNEY, TX 75126

0000010111060

0000010111060

KAUFMAN

EXHIBIT "A"

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

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 MAY -9 PM 12: 09

LEON A. HUGHES
COUNTY CLERK
AS

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

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

Deed of Trust DATE: July 26, 2021

Grantor: BUILDING CM SOLUTIONS, LLC

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

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

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

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

Legal Description: See attached "Exhibit A".

Date of Sale: June 4, 2024

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

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

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

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

Dated: May 8, 2024



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

Exhibit "A"
Legal Description

All that certain lot, tract or parcel of land within the W. BOLES Survey, Abstract No. 28, Kaufman County, Texas, and being all the residue of a called 66.043 acre tract conveyed to Robert C Page as described and recorded in Document No. 2016-0026619 of the Official Public Records Kaufman County, Texas, and being all of a called 5.000 acre tract conveyed to Cindy Page as described and recorded in Document No. 2012-0013573 of the Official Public Records Kaufman County, Texas, and this 68.433 acre tract being more fully described as follows:

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

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

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

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

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

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

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

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

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

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

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

FILED FOR RECORD
KADHAN CO. TEXAS
2024 MAY -9 PM 12:03
LARA D. LUGEN
COUNTY CLERK
104

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

WHEREAS, the property herein described is subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Windmill Farms, filed of record on April 16, 2014, as Instrument No. 2014-0006193, of the Official Public Records of Kaufman County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the “*Declaration*”). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Windmill Farms Association, Inc. on May 18, 2021, October 5, 2021, and March 23, 2022, sent notice of default in payment of assessments to **KENNETH LYNN REED and KENESHIA SHERMAN-REED**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **KENNETH LYNN REED and KENESHIA SHERMAN-REED**, have continued to default in the payment of their indebtedness to Windmill Farms Association, Inc. and the same is now wholly due, and Windmill Farms Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Windmill Farms Association, Inc.


NOW, THEREFORE, notice is hereby given that on **Tuesday, the 4th of June, 2024**, between 10:00 a.m. and 4:00 p.m., Windmill Farms Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Kaufman County Justice Center, 1902 E. US Highway 175, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 11:00 a.m., and the sale will take place not later than three (3) hours thereafter.

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

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

SIGNED: May 9, 2024.

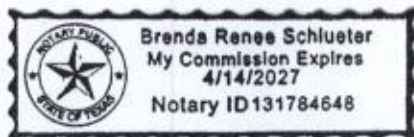
WINDMILL FARMS ASSOCIATION,
INC.

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

Given under my hand and affirmed seal of office, on May 9, 2024.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

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

EXHIBIT "A"

Being Lot 4, Block D, Honeysuckle Meadows, WINDMILL FARMS, PHASE 2A, Section 1, an addition to Kaufman County, Texas according to the Plat thereof recorded in Cabinet 2, Envelope 518, Plat Records, Kaufman County, Texas, (the "Property").

FILED FOR RECORD
KAUFMAN CO TEXAS
2024 MAY -9 AM 10:00
LAURA A. HUGHES
COUNTY CLERK
BY: LD

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

§

COUNTY OF KAUFMAN

§

§

WHEREAS, the property herein described is subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Windmill Farms, filed of record on April 16, 2014, as Instrument No. 2014-0006193, of the Official Public Records of Kaufman County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "Declaration"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Windmill Farms Association, Inc. on May 6, 2022, October 19, 2022, and March 6, 2023, sent notice of default in payment of assessments to **FIDEL VILLAFUERTE and PETER VILLAFUERTE**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **FIDEL VILLAFUERTE and PETER VILLAFUERTE**, have continued to default in the payment of their indebtedness to Windmill Farms Association, Inc. and the same is now wholly due, and Windmill Farms Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Windmill Farms Association, Inc.

NOW, THEREFORE, notice is hereby given that on **Tuesday, the 4th of June, 2024**, between 10:00 a.m. and 4:00 p.m., Windmill Farms Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Kaufman County Justice Center, 1902 E. US Highway 175, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 11:00 a.m., and the sale will take place not later than three (3) hours thereafter.


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

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

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

SIGNED: May 9, 2024.

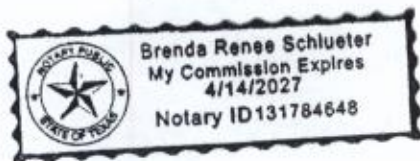
WINDMILL FARMS ASSOCIATION,
INC.

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

Given under my hand and affirmed seal of office, on May 9, 2024.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

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

EXHIBIT "A"

Being Lot 13, Block B, HONEYSUCKLE MEADOWS, WINDMILL FARMS, Phase 2A, Section 1, an Addition in Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 2, Envelope 518, Plat Records, Kaufman County, Texas (the "Property").

FILED FOR RECORD
KAUFMAN CO TEXAS

2024 MAY -9 AM 10:00

LAURA A. HUGHES
COUNTY CLERK
BY: LD

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

WHEREAS, the property herein described is subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Windmill Farms, filed of record on April 16, 2014, as Instrument No. 2014-0006193, of the Official Public Records of Kaufman County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Windmill Farms Association, Inc. on May 12, 2021, July 8, 2021, September 2, 2021, October 11, 2022, and April 12, 2023, sent notice of default in payment of assessments to **KARI MASON, an unmarried woman**, being the reputed owner or current owner of said real property; and

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

NOW, THEREFORE, notice is hereby given that on **Tuesday, the 4th of June, 2024**, between 10:00 a.m. and 4:00 p.m., Windmill Farms Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Kaufman County Justice Center, 1902 E. US Highway 175, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 11:00 a.m., and the sale will take place not later than three (3) hours thereafter.

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

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

SIGNED: May 9, 2024.

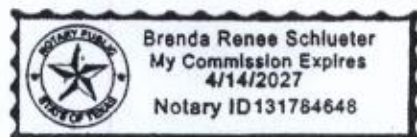
WINDMILL FARMS ASSOCIATION,
INC.

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

Given under my hand and affirmed seal of office, on May 9, 2024.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

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

EXHIBIT "A"

Being Lot 7, Block X, of WINDMILL FARMS, PHASE IA, 1B & 1C, an Addition to Kaufman County, Texas, according to the plat thereof recorded in Cabinet 2, Envelope 213, Plat Records, Kaufman County, Texas. (the "Property").

FILED FOR RECORD
OF KAUFMAN CO. TEXAS

2024 MAY -9 AM 10:00

LAURA A. HIGGINS
COUNTY CLERK
BY: *[Signature]*

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

WHEREAS, the property herein described is subject to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Windmill Farms, filed of record on April 16, 2014, as Instrument No. 2014-0006193, of the Official Public Records of Kaufman County, Texas, (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the “*Declaration*”). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Windmill Farms Association, Inc. on May 12, 2022, July 1, 2022, and October 14, 2022, sent notice of default in payment of assessments to **HUA ZHAO, a single woman**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **HUA ZHAO, a single woman**, has continued to default in the payment of their indebtedness to Windmill Farms Association, Inc. and the same is now wholly due, and Windmill Farms Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Windmill Farms Association, Inc.

NOW, THEREFORE, notice is hereby given that on **Tuesday, the 4th of June, 2024**, between 10:00 a.m. and 4:00 p.m., Windmill Farms Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Kaufman County Justice Center, 1902 E. US Highway 175, Kaufman, Kaufman County, Texas, or as designated by the Kaufman County Commissioners for such sales, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 11:00 a.m., and the sale will take place not later than three (3) hours thereafter.

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

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

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

SIGNED: May 9, 2024.

WINDMILL FARMS ASSOCIATION,
INC.

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

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

Given under my hand and affirmed seal of office, on May 9, 2024.



Brenda Schlueter
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

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

EXHIBIT "A"

Being Lot 5, Block E, of the WINDMILL FARMS ADDITION PHASE 5B to the City of Forney, Kaufman County, Texas, according to the Plat thereof recorded in Cabinet 3, Slide 256 of the Real Plat Records of Kaufman County, Texas, (the "Property").

FILED FOR RECORD
Kaufman County, Texas
2024 MAY -9 AM 10:01
ALISA A. HUGHES
COUNTY CLERK

A

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

R 814

T.S. #: 2024-09360-TX

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

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

Date: 6/4/2024
 Time: The earliest time the sale will begin is 10:00 AM , or within three (3) hours after that time.
 Place: Kaufman County Courthouse, Texas, at the following location: 100 West Mulberry Street, Kaufman, TX 75142 THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE

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

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

Lot 87, Block 23, HEARTLAND PHASE 8, an addition in Kaufman County, Texas, according to Amended Plat thereof recorded in Volume 3, Page 360, Plat Records, Kaufman County, Texas.

Commonly known as: 3309 SLATE DR. HEARTLAND, TX 75126

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 9/26/2018 and recorded in the office of the County Clerk of Kaufman County, Texas, recorded on 9/27/2018 under County Clerk's File No 2018-0024690, in Book 5820 and Page 162 of the Real Property Records of Kaufman County, Texas.

Grantor(s): Paige Patterson, a single woman and Kay Patterson, a single woman
Original Trustee: Clayton Smaistrila PC
Substitute Trustee: Auction.com, Randy Daniel, Cindy Daniel, Jim OBryant, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Janet Pinder, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Bill Gibson, Russell Slaton, Ed Henderson, Tony Hulsey, Jan Rollins, Sharon Hobbs, Matt Dunn, Brandy Bacon, Jamie Dworsky, Angela Cooper, Nestor Solutions, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Gardner Financial Services Ltd, dba Legacy Mutual Mortgage, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation

T.S. #: 2024-09360-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 \$223,712.00, executed by Paige Patterson, a single woman and Kay Patterson, a single woman, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Gardner Financial Services Ltd. dba Legacy Mutual Mortgage, 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
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
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. #: 2024-09360-TX

Dated: 5/9/24

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

Donna Stockman

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

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

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

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

FILED FOR RECORD
DONNA STOCKMAN 06, TEXAS
2024 MAY -9 AM 7:53
LARA A. JENNIFER
COURT REPORTER
MK

23-171343

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)

Table with 2 columns and 3 rows containing deed information, recorded details, and 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$266,666.00, executed by KARI MASON and payable to the order of Lender.

Property Address/Mailing Address: 1103 SHENANDOAH WAY, FORNEY, TX 75126

Legal Description of Property to be Sold: LOT 7, BLOCK X, OF WINDMILL FARMS, PHASE 1A, 1B & 1C, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 213, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

Table with 2 columns: Date of Sale: June 04, 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 - 1111 East Yellow Jacket Lane, Rockwall, TX 75087 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

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



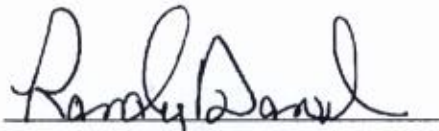
2024 MAY -9 AM 7:54
FILED FOR RECORD
KAUFMAN CO. TEXAS

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 *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant 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.

A handwritten signature in cursive script, appearing to read "Randy Daniel", written over a horizontal line.

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/27/2019	Grantor(s)/Mortgagor(s): DANA PREWITT, AN UNMARRIED MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: 6156 Page: 330 Instrument No: 2019-0024226	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: 6/4/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 22, BLOCK RR, DEVONSHIRE VILLAGE, PHASE 2C, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 3, PAGE 383, OF THE MAP AND/OR PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs, Randy Daniel or Cindy Daniel or Jim O'Bryant, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, L.L.P. as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under their said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

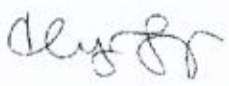
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

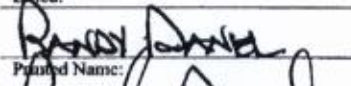
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A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

Dated: 3/13/2024



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

Dated: _____



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

MH File Number: TX-24-101290-POS
Loan Type: FHA

FILED FOR PUBLIC RECORD
KAUFMAN CO TEXAS
2024 MAR 14 AM 9:02
LARRY G. HENDERSON
COUNTY CLERK
M

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: 06/04/2024

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/20/2018 and recorded in the real property records of Kaufman County, TX and is recorded under Clerk's File/Instrument Number 2018-0009378, Book 5651, Page 474, with Rashad Damon Rockmore and Brittany Simone Rockmore (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Ark -La -Tex Financial Services, LLC dba Benchmark Mortgage. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Rashad Damon Rockmore and Brittany Simone Rockmore, securing the payment of the indebtedness in the original amount of \$238,945.00, 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. LOT 14, BLOCK 10, DEVONSHIRE VILLAGE 3B1 AND VILLAGE 3B2, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, PAGE 304, MAP AND/OR PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 MAR 21 PM 1:20
LAURA A. HUGHES
COUNTY CLERK
BY: 
DFP/ML

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

Wells Fargo Bank, N.A.
3476 Stateview Blvd
Fort Mill, SC 29715



SUBSTITUTE TRUSTEE

Brandy Bacon, Kathy Arrington, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper OR Randy Daniel, Cindy Daniel, Jim O'Bryant OR AUCTION.COM OR 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 OR Kirk Schwartz, Candace Sissac
c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

CERTIFICATE OF POSTING

My name is Randy Daniel, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-21-24 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:

Date:

Randy Daniel
3-21-24

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 MAR 28 AM 8:20
LAWYER
BY: RC

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

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

Deed of Trust executed by Jason Robert Scheps, unmarried man securing payment of the indebtedness in the original principal amount of \$274,437.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jason Robert Scheps. PennyMac Loan Services, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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

Legal Description:

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

SALE INFORMATION

Date of Sale: 06/04/2024

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 March 22, 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: _____

C&M No. 44-23-3125

Exhibit A

All that certain lot, tract or parcel of land situated in the State of Texas, County of Kaufman and located in the John B. Cole Survey, Abstract No. 84 and in the City of Kaufman and being the northwest part of Block No. One of NASH'S ADDITION to the City of Kaufman and recorded in Volume 30, Page 144, Deed Records of Kaufman County, Texas and being that certain tract as described in Deed from Barry A. Lowe and wife, Rebecca J. Lowe to Cliff A. Hunsaker and wife, Joy Hunsaker and recorded in Volume 781, Page 125, Deed Records of Kaufman County, Texas, the tract herein being more particularly described as follows:

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

THENCE East along the South line of said East Grove Street and the North line of said Block No. One a distance of 120.0 feet to a 1/4-inch iron rod with a yellow top and Cap No. 1581 set at the Northeast Corner of said Hunsaker Tract and the Northwest corner of the Dayward Yarbrough Tract in Volume 1513, Page 319, Official Public Records of said County for the Northeast corner of this tract;

THENCE South along the East line of said Hunsaker Tract and the West line of said Yarbrough tract a distance of 100.0 feet to a 1/2" iron rod with a yellow top and Cap No. 1581 set at the Southeast corner of said Hunsaker Tract and the Southwest corner of said Yarbrough Tract and the Northwest corner of the Robert Bryant Tract in Volume 2523, Page 394, Official Public Records of said County and the Northeast corner of this D.C. Council Tract in Volume 1312, Page 652, Official Public Records of said County and in an Old Fence corner for the Southeast corner of this tract;

THENCE West along the South line of said Hunsaker Tract and the North line of said Council Tract and a tract to Alfonso Medina in Volume 2194, Page 496, Official Public Records of said County and along an Old Tree and Fence Line a distance of 120.0 feet to a 1/4 inch iron rod with a yellow top and Cap No. 1581 set at the Southwest corner of said Hunsaker Tract and in the East line of said North Dallas Street for the Southwest corner of this tract;

THENCE North (reference bearing) along the East Line of said North Dallas Street and the West line of said Hunsaker Tract a distance of 100.0 feet to the PLACE OF BEGINNING and containing 0.2755 acres of land.

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

FILED FOR RECORDS
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.: 119708-TX

Date: March 20, 2024

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: SILVESTRE XAVIER LUNA, AN UNMARRIED MAN
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR MOVEMENT MORTGAGE, LLC,
ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC
MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 2/25/2021, RECORDING INFORMATION: Recorded on 3/3/2021, as Instrument No. 2021-0007956 in Book OPR 6860 Page 392

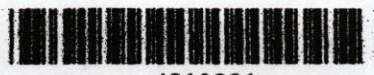
SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 15, BLOCK L, TRINITY CROSSING PHASE 4, A SUBDIVISION LOCATED IN THE CITY OF FORNEY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, SHEET 586, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/4/2024, the foreclosure sale will be conducted in Kaufman County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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

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



Matter No.: 119708-TX

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

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

By: 

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

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

77

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 MAR 28 AM 8:20

R 556
Our Case No. 24-00216-FC

LAILA A. HUGHES
COUNTY CLERK
RC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF KAUFMAN

Deed of Trust Date:
July 9, 2020

Property address:
2048 CLUB OAK DRIVE
HEARTLAND, TX 75126

Grantor(s)/Mortgagor(s):
VALERIE TORRES AND SPOUSE, GUSTAVO TORRES

LEGAL DESCRIPTION: LOT 4 IN BLOCK 10 OF HEARTLAND TRACT A, PHASE 2A, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 757, AMENDED AT CABINET 2, ENVELOPE 778, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR LAKEVIEW COMMUNITY CAPITAL, LLC ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: JUNE 4, 2024

Property County: KAUFMAN

Original Trustee: THOMAS E. BLACK JR.

Recorded on: July 24, 2020
As Clerk's File No.: 2020-0020961
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Brandy Bacon, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Marinosci Law Group PC

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

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Brandy Bacon, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, JUNE 4, 2024 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter. The Substitute Trustee will sell the

property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, 3/25/24

MARINOSCI LAW GROUP, PC

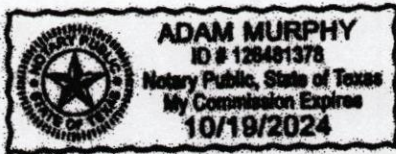
By: 
SAMMY HOODA
MANAGING ATTORNEY

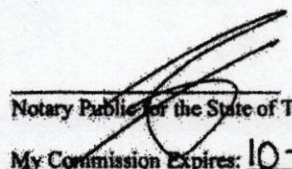
THE STATE OF TEXAS
COUNTY OF DALLAS

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

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: 10-19-24

ADAM MURPHY
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 24-00216

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

A

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 23-28238

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/13/2016, Jose Cisneros and Aurelia Cisneros, Husband and Wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc. solely as beneficiary, as nominee for Carrington Mortgage Services, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$227,699.00, payable to the order of Mortgage Electronic Registration Systems, Inc. solely as beneficiary, as nominee for Carrington Mortgage Services, LLC, which Deed of Trust is Recorded on 10/17/2016 as Volume 2016-0021084, Book 5169, Page 1, and under loan modification recorded 8/5/2021 as instr#2021-0031504 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;

That certain property located in Kaufman County, Texas to-wit: Lot Twelve (12), in Block D, of Windmill Farms Phase 5B, an addition to the City of Forney, Kaufman County, Texas, according to the final plat thereof in Cabinet 3, Slide No. 256 of the Map/Plat Records of Kaufman County, Texas.

Commonly known as: **4405 ELDERBERRY STREET FORNEY, TX 75126**

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **6/4/2024 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 Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



4814029

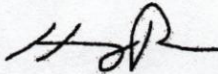
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

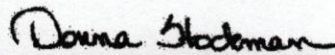
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 4/2/2024



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

WITNESS, my hand this 4/4/24



By: Substitute Trustee(s)
Angela Cooper, Angie Uselton, Ashlee Luna,
Auction.com, Aurora Campos, Brandy Bacon,
Brenda Wiggs, Bruce Miller, Cary Corenblum,
Dana Kamin, David Ray, David Stockman, Donna
Stockman, Guy Wiggs, Jack Beckman, Jamie
Dworsky, Janet Pinder, Joshua Sanders, Kathy
Arrington, Kinney Lester, Lisa Bruno, Matthew
Hansen, Meryl Olsen, Michelle Schwartz, Ramiro
Cuevas, Stockman Foreclosure Services Inc., Terry
Waters, Thomas Lester
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

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.

5965-950

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

15023 COUNTY ROAD 4060, SCURRY, TEXAS 75158

LEGAL DESCRIPTION

BEING LOT 7 OF GARNET HILLS, AN ADDITION NEAR THE CITY OF SCURRY KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAME RECORDED IN CABINET NO. 2, PAGE 327, OF THE PLAT RECORDS OF KAUFMAN COUNTY, TEXAS

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF KAUFMAN COUNTY

RECORDED ON OCTOBER 16, 2006

UNDER DOCUMENT# 2006-00024600

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

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

DATE

JUNE 4, 2024

TIME

10:00 AM - 1:00 PM

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by JAMES WILLIAM HORNE, provides that it secures the payment of the indebtedness in the original principal amount of \$130,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SEATTLE BANK is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, RICHARD McCUTCHEON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Richard McCutcheon

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH

A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010

(713) 599-0700

CERTIFICATE OF POSTING

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

POSTED 4/11/24
NAME Randy Daniel

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 APR - 16 AM 9:59
LAURA A. HUGHES
COUNTY CLERK
By: [Signature]

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN KAUFMAN COUNTY, TEXAS, AND BEING A PART OF THE B.M. BALLARD SURVEY, ABSTRACT NO. 50, AND BEING A 6.6867 ACRE TRACT OF LAND OUT OF A CALLED 66.4264 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM JO ANN HARTH, VIVIAN L. BOWERS, FREDERICK MOORE, SHIRLEY CHAMBERS, LARRY MOORE, JAMES RON MOORE, JUDY WILLIAMS, BILLY PARKER, LINDA PARKER, BILL PARKER, AND MICHAEL PARKER TO JIMMY SEAY, RICHARD MERINGTON AND RONALD STEEDMAN, RECORDED IN VOLUME 1128 AT PAGE 740, KAUFMAN COUNTY DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER ON THE NORTH LINE OF COUNTY ROAD NO. 122 AND ON THE SOUTH LINE OF THE CALLED 66.4262 ACRE TRACT OF LAND, SAID CORNER BEARS NORTH 89 DEGREES 07 MINUTES 17 SECONDS EAST A DISTANCE OF 322.00 FEET FROM THE SOUTHWEST CORNER OF THE CALLED 66.4264 ACRE TRACT OF LAND;

THENCE NORTH A DISTANCE OF 690.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER ON HIGH BANK OF PRIVATE POND,

THENCE NORTH 06 DEGREES 20 MINUTES 01 SECONDS EAST A DISTANCE OF 646.82 FEET TO A POINT FOR CORNER IN PRIVATE ROAD,

THENCE SOUTH 19 DEGREES 20 MINUTES 36 SECONDS EAST A DISTANCE OF 644.91 FEET TO AN 1/2 INCH IRON ROD SET FOR CORNER ON HIGH BANK OF PRIVATE POND;

THENCE SOUTH A DISTANCE OF 720.00 FEET TO AN 1/2 INCH IRON ROD SET FOR CORNER ON THE NORTH LINE OF COUNTY ROAD NO. 122 AND THE SOUTH LINE OF THE CALLED 66.4264 ACRE TRACT OF LAND;

THENCE SOUTH 89 DEGREES 07 MINUTES 17 SECONDS WEST AND WITH THE NORTH LINE OF COUNTY ROAD NO. 122 AND THE SOUTH LINE OF THE CALLED 66.4264 ACRE TRACT OF LAND A DISTANCE OF 285.00 FEET TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING 6.6857 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/29/2018 and recorded in Document 2018-0029672 real property records of Kaufman County, Texas.

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

Date: 06/04/2024

Time: 10:00 AM

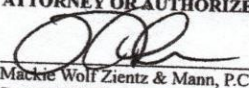
Place: Kaufman County, Texas at the following location: THE FRONT STEPS OF THE KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US Highway 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. Obligations Secured. The Deed of Trust executed by CHRISTOPHER J WADE AND MELINDA K WADE, provides that it secures the payment of the indebtedness in the original principal amount of \$202,808.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.


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


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


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

For additional sale information visit: www.xome.com or (844) 400-9663

Certificate of Posting

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 4-4-24 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.

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 APR -4 AM 10:00
LAURA A. HUGHES
COUNTY CLERK
BY: 
DEPUTY

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT 29, BLOCK 6, HEARTLAND PHASE 7 (PARCEL 9B), AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN CABINET 3, PAGE 328, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, TOGETHER WITH CERTIFICATES OF CORRECTION RECORDED IN VOLUME 5349, PAGE 451, AND IN VOLUME 5355, PAGE 240, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/05/2018 and recorded in Book 5714 Page 506 Document 2018-0015034 real property records of Kaufman County, Texas. Re-filed in Book 5776 Page 113 real property records of Kaufman County, Texas. Re-filed in Document 2018-0020582 real property records of Kaufman County, Texas.

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

Date: 06/04/2024

Time: 10:00 AM

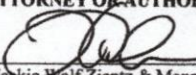
Place: Kaufman County, Texas at the following location: THE FRONT STEPS OF THE KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US Highway 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. Obligations Secured. The Deed of Trust executed by DELILAH V. ROBINSON, provides that it secures the payment of the indebtedness in the original principal amount of \$241,349.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. ROYAL PACIFIC FUNDING CORPORATION is the current mortgagee of the note and deed of trust and ROYAL PACIFIC FUNDING CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is ROYAL PACIFIC FUNDING CORPORATION c/o ROYAL PACIFIC FUNDING CORPORATION, 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

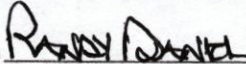
6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston,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

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


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

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

Certificate of Posting

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 4-4-24 I filed this Notice of Foreclosure Sale at the office of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

BY: 
LAURA A. HUGHES
COUNTY CLERK
OFFICE

2024 APR -4 AM 10:00

FILED FOR RECORD
KAUFMAN CO. TEXAS

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: June 04, 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 December 15, 2022 and recorded in Document INSTRUMENT NO. 2022-0046292 real property records of KAUFMAN County, Texas, with LEEANN SUE LOPEZ, AN UNMARRIED WOMAN, AND CESAR ORTIZ, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LEEANN SUE LOPEZ, AN UNMARRIED WOMAN, AND CESAR ORTIZ, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$286,057.00, 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

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



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

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

3317 PRICE TRL
CRANDALL, TX 75114

00000010095750

00000010095750

KAUFMAN

EXHIBIT "A"

LOT 9, BLOCK "AD", WILDCAT RANCH PHASE 3, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2021-0050448, CABINET 4, SLIDE 16, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS,

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: June 04, 2024

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 09, 2019 and recorded in Document INSTRUMENT NO. 2019-0017847; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2020-0002448 real property records of KAUFMAN County, Texas, with NICHOLOUS JORDAN MINYARD AND WIFE, AVERY LEANN MINYARD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

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

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

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

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

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



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.

Il sb

Israel Saucedo

Certificate of Posting

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

EXHIBIT "A"

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

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

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

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

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

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

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

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

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.: 122537-TX

Date: April 16, 2024

County where Real Property is Located: Kaufman

ORIGINAL MORTGAGOR: KELLY D SMITH, A SINGLE WOMAN

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 4/11/2022, RECORDING INFORMATION: Recorded on 4/13/2022, as Instrument No. 2022-0014478 in Book OPR 7576 Page 474

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 21, IN BLOCK D, OF CREEKSIDE ESTATES, PHASE 2, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET 3, SLEEVE 504, MAP/PLAT RECORDS, KAUFMAN COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/4/2024**, the foreclosure sale will be conducted in Kaufman County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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

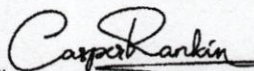
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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



Matter No.: 122537-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, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON** 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: 
Casper J. Rankin, 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
MAUFMAN CO. TEXAS

2024 APR 18 AM 10:41

LAUREL HANDLEY
REC

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 4th day of June, 2024
Time: 10:00AM or not later than three hours after that time
Place: AT 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., 1902 US Highway 175, Kaufman, TX 75142 in Kaufman County, Texas, or at the area most recently designated by the Kaufman County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: November 25, 2019
Grantor(s): ESMERALDA CALLES, AN UNMARRIED WOMAN
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Eustis Mortgage Corp., dba Verity Mortgage, its successors and assigns
Original Principal: \$132,554.00
Recording Information: Deed Inst.# 2019-0029859
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$132,554.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Kaufman
Property Description: (See Attached Exhibit "A")
Property Address: 503 E Aimee St, Forney, TX 75126
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Randy Daniel or Cindy Daniel or Jim O'Bryant

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Randy Daniel whose address is _____ . I declare
under penalty perjury that _____ 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.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

BEING A 0.103 ACRE TRACT OF LAND SITUATED IN THE JOHN GREGG SURVEY, ABSTRACT NO. 171, KAUFMAN COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GREAT SUCCESS LLC, AS RECORDED IN INSTRUMENT NO. 2016-0013256, 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 EAST CORNER OF SAID GREAT SUCCESS TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROSIE VALADEZ AND SALVADOR VALADEZ, AS RECORDED IN INSTRUMENT NO. 2014- 0010296, SAID OFFICIAL PUBLIC RECORDS, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF E. AIMEE STREET;

THENCE SOUTH 50° 00' 00"WEST, A DISTANCE OF 75.00 FEET ALONG THE COMMON LINE OF SAID GREAT SUCCESS AND VALADEZ TRACTS TO A POINT FROM WHICH A FENCE CORNER BEARS SOUTH 41° 11' EAST - 3.9 FEET, SAID POINT BEING THE SOUTH CORNER OF SAID GREAT SUCCESS TRACT;

THENCE NORTH 40° 00' 00"WEST, A DISTANCE OF 60.00 FEET ALONG THE SOUTHWEST LINE OF SAID GREAT SUCCESS TRACT TO THE WEST CORNER OF SAID GREAT SUCCESS TRACT;

THENCE NORTH 50° 00' 00" EAST ALONG THE NORTHWEST LINE OF SAID GREAT SUCCESS TRACT, PASSING THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SHARON KING, AS RECORDED IN INSTRUMENT NO. 2014-0021590, AFORESAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 25.00 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID GREAT SUCCESS AND KING TRACTS A TOTAL DISTANCE OF 75.00 FEET TO A 3/8-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID GREAT SUCCESS TRACT AND THE EAST CORNER OF SAID KING TRACT, SAID IRON ROD BEING ON THE AFORESAID SOUTHWEST LINE OF E. AIMEE STREET;

THENCE SOUTH 40° 00' 00" EAST, A DISTANCE OF 60.00 FEET ALONG SAID SOUTHWEST LINE TO THE POINT OF BEGINNING AND CONTAINING 4,500 SQUARE FEET OR 0.103 OF ONE ACRE OF LAND.

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/23/2015	Grantor(s)/Mortgagor(s): A.C. LIGON AND SABRINA T. LIGON, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERICAN SOUTHWEST MORTGAGE CORP, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: 4882 Page: 179 Instrument No: 2015-0018279	Property County: KAUFMAN
Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019
Date of Sale: 6/4/2024	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 17, BLOCK 28, HEARTLAND TRACT A PHASE 3A, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET 3, PAGE 37, MAP AND/OR PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs, Randy Daniel or Cindy Daniel or Jim O'Bryant, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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

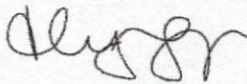
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

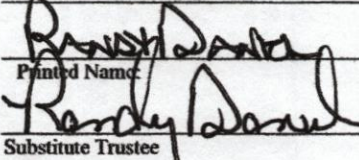
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A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

Dated: 4/22/2024



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

Dated: 4-24-24



Printed Name:

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

2024 APR 25 AM 9:46
FILED FOR RECORD
KAUFMAN CO. TEXAS
LAWRENCE A. CLARK
CLERK

MH File Number: TX-24-101980-POS
Loan Type: Farm Loan

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: 10/11/2019
Grantor(s): JOSE CHAVEZ FIERRO; AN UNMARRIED PERSON AND CLAUDIA GARCIA; AN UNMARRIED PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LOANDEPOT.COM, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$204,133.00
Recording Information: Book 6185 Page 45 Instrument 2019-0026783
Property County: Kaufman
Property: (See Attached Exhibit "A")
Reported Address: 4108 PERCH DRIVE, FORNEY, TX 75126

MORTGAGE SERVICING INFORMATION:

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

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

2024 APR 25 AM 9:46
Kaufman County, Texas
RECORDED FOR RECORD
Kaufman Co. Texas

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of June, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 in Kaufman County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Kaufman County Commissioner's Court, at the area most recently designated by the Kaufman County Commissioner's Court.

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

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

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

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

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

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

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

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

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

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

Certificate of Posting

I am Randy Daniel whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 4-23-04 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 11, BLOCK F, WINDMILL FARMS PHASE 3B, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 3, ENVELOPE 491, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

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

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 APR 30 AM 5:09

LAURA A. HARRIS
COUNTY CLERK

RC

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

TS No TX14000125-23-1

APN 58673

TO No FIN-23007496

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 30, 2004, CYNTHIA ANN RIVAS as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BRYAN DANIEL as Trustee, UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$95,900.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on September 17, 2004 as Document No. 00020450 in Book 2499, on Page 284 and re-recorded on May 17, 2005 as Instrument No. 00009525 in Book 2641, on Page 281 in Kaufman County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 58673

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and United States Department of Agriculture, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

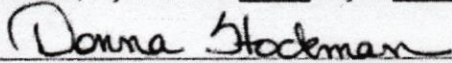
NOW THEREFORE, NOTICE IS HEREBY GIVEN that **on Tuesday, June 4, 2024 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Kaufman County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **On the front steps of the Kaufman County Justice Center, 1902 US Highway 175, Kaufman TX 75142, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

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

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

WITNESS, my hand this 29th day of April, 2024.



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

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

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

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

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

TS No TX14000125-23-1

APN 58673

TO No FIN-23007496

EXHIBIT "A"

LOT 10, BLOCK E, HONEY SUCKLE MEADOWS WINDMILL FARMS, PHASE 2A - SECTION 2, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 529, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

2024 APR 30 AM 9:44

Notice of [Substitute] Trustee Sale

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.

1. Date, Time and Place of Sale.

Date: 06/04/2024

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 CENTEER 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: 12112 Cool Water Circle, 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 04/07/2006 and recorded 04/17/2006 in Book OR VOL 2863 Page 317 Document 00008738 , real property records of Kaufman County, Texas, with **Vicki Dian Cook and spouse Ronald Eugene Cook** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **Deutsche Bank National Trust Company**, as Trustee for **Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5** 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 **Vicki Dian Cook and spouse Ronald Eugene Cook**, securing the payment of the indebtedness in the original principal amount of **\$609,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

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

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

Tract I:

A part of a tract of land situated in the W.J. Swift Survey, Abstract No. 459 conveyed to Ronald Cook as recorded in Volume 1039, Page 434, Deed Records, Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCE from a 1 inch iron pipe found for corner at the west corner of said Cook tract and being the North corner of a tract of land conveyed to Allan Kalich as recorded in Volume 1049, Page 845 of the Deed records of Kaufman County, Texas and being in the Southeast Right of way of F.M. Highway 740;

THENCE S 44 deg. 39 min. 49 sec. East, a distance of 1,228.48 feet to a 1/2 inch iron rod found for corner, said point being the West corner of an easement for Right of way (30 foot Right of Way);

THENCE N 45 deg. 26 min. 12 sec. East, a distance of 30.00 feet to a 1/2 inch iron rod found for corner, said point being the North corner of said easement;

THENCE S 44 deg. 39 min. 49 sec. East, a distance of 30.00 feet to a 1/2 inch iron rod set for corner, said point being the Place of Beginning;

THENCE N 45 deg. 26 min. 12 sec. East, a distance of 185.41 feet to a 1/2 inch iron rod set for corner, said point being in a curve to the left having a radius of 60.00 feet, a chord bearing of North 75 deg. 24 min. 22 sec. East, a chord distance of 60.00 and a central angle of 59 deg. 59 min. 46 sec.;

THENCE in a Easterly direction along said curve to the left, an arc length of 62.83 feet to a 1/2 inch iron rod set for corner;

THENCE S 40 deg. 28 min. 36 sec. East, passing a 1/2 inch iron rod set for reference at a distance of 400 feet, continuing a total distance of 511.32 feet to a point for corner; **THENCE** S 45 deg. 26 min. 03 sec. West, a distance of 200.00 feet to a point for corner;

THENCE N 44 deg. 39 min. 49 sec. West, passing a 1/2 inch iron rod set for reference at a distance of 140.00 feet, continuing a total distance of 540.00 feet to the PLACE OF BEGINNING and containing 117,534 square feet or 2.698 acres of land, more or less.

Tract II:

Non-exclusive easement rights in, over and across the following described lot, tract or parcel of land;

A part of a tract of land situated in the W.J. Swift Survey, Abstract No. 459 conveyed to Ronald Cook as recorded in Volume 1039, Page 434, of the Deed Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows

COMMENCE from a 1 inch iron pipe found for corner at the west corner of said Cook Tract and being at the North corner of a tract of land conveyed to Allan Kalich as recorded in Volume 1049, Page 845 of the Deed Records of Kaufman County, Texas and being in the Southeast Right of way of F.M. Highway 740;

THENCE N 23 deg. 31 min. 31 sec. East, a distance of 224.87 feet to 1/2 inch iron rod found for corner, said point being the PLACE OF BEGINNING;

THENCE N 23 deg. 31 min. 31 sec. East, along the said Southeast Right of Way of F.M. Highway 740, a distance of 32.32 feet to an 'X' set for corner, said point being in a curve to the left having a radius of 1,477.60 feet, a chord bearing of North 23 deg. 52 min. 45 sec. East, a chord distance of

TS No.: 2016-01814-TX
21-000186-673

capped 1/2 inch iron rod found for corner; THENCE N 44 deg. 37 min. 17 sec. West, a distance of 819.71 feet to a capped 1/2 inch iron rod found for corner; THENCE N 63 deg. 50 min. 39 sec. West, a distance of 90.93 feet to a 1/2 inch iron rod found for corner; THENCE N 44 deg. 36 min. 30 sec. West, a distance of 354.84 feet to the PLACE OF BEGINNING and containing 77,287 square feet or 1.774 acres of land, more or less.

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

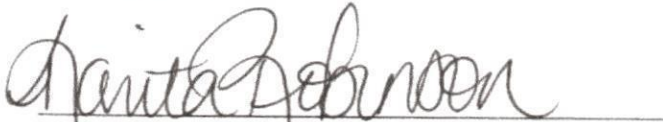
TS No.: 2016-01814-TX
21-000186-673

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: April 29, 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.

Certificate of Posting

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 _____ 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.

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 SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated October 4, 2011, executed by **JUSTIN WAISATH, AN UNMARRIED PERSON, AND HOWARD T. WAISATH AND RHONDA GUTHRIE-WAISATH, A MARRIED COUPLE**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2011-0015662, Official Public Records of Kaufman County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Randy Daniel or Cindy Daniel or Jim O'Bryant, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, June 4, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Kaufman County Courthouse at the place designated by the Commissioner's Court for such sales in Kaufman County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 10:00 o'clock a.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2001 Redman Manufactured Home, Serial No. 12402953AB.

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.

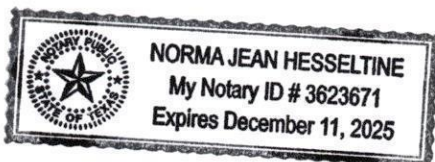
EXECUTED this 25 day of April, 2024.

K. Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 25 day of April, 2024, to certify which witness my hand and official seal.



Norma Jean Hesselstine

NOTARY PUBLIC, STATE OF TEXAS

FILED FOR RECORD
KAUFMAN CO. TEXAS
2024 MAY -1 AM 7:45
RC

EXHIBIT "A"

All that certain lot, tract or parcel of land, part of the D. F. Webb Survey, Abstract No. 568, Kaufman County, Texas, part of that certain called 50.000 acre tract conveyed to Judith A. Guthrie by Edwin J. Fox, et ux on June 19, 1992, recorded in Vol. 1055 page 990 of the Deed Records of Kaufman County, Texas and being more completely described as follows, to-wit:

COMMENCING, at a point at the Southeast corner of the above mentioned 50.000 acre tract, at the Northeast corner of the Sara N. Reynolds, et vir 15.000 acre tract, recorded in Vol. 1297 page 673 of the Deed Records of Kaufman County, Texas, in the East line of the above mentioned D. F. Webb Survey and being in the centerline of County Road No. 109, from which a 3/8" Iron rod found in the West line of said road bears N 78 deg. 36 min. 14 sec. W-22.64 ft.

THENCE N 1 deg. 46 min. 28 sec. E, with the East line of said 50.000 acre tract, with the East line of said D. F. Webb Survey and with the centerline of County Road No. 109, a distance of 515.53 ft. to a point for corner at the POINT OF BEGINNING, from which a 3/8" Iron rod set in the West line of said road bears N 88 deg. 21 min. 41 sec. W-20.50 ft.

THENCE N 88 deg. 21 min. 41 sec. W, a distance of 466.38 ft. to a 3/8" Iron rod set for corner.

THENCE N 1 deg. 46 min. 28 sec. E, a distance of 467.00 ft. to a 3/8" Iron rod set for corner.

THENCE S 88 deg. 21 min. 41 sec. E, a distance of 466.38 ft. to a point in the East line of the above mentioned 50.000 acre tract, in the East line of the above mentioned D. F. Webb Survey and being in the centerline of County Road No. 109, from which a 3/8" Iron rod set in the West line of said road bears N 88 deg. 21 min. 41 sec. W-20.67 ft.

THENCE S 1 deg. 46 min. 28 sec. W, with the East line of said 50.000 acre tract, with the East line of said D. F. Webb Survey and with the centerline of County Road No. 109, a distance of 467.00 ft. to the POINT OF BEGINNING, containing 5.000 acres of land, more or less, of which 0.221 of an acre is within said County Road No. 109.

Our Case No. 24-01882-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF KAUFMAN

Deed of Trust Date:
June 19, 2017

Property address:
130 VZ COUNTY RD 2803
MABANK, TX 75147

Grantor(s)/Mortgagor(s):
CARON THURMAN, A SINGLE WOMAN

LEGAL DESCRIPTION: Being all that certain lot, tract or parcel of land out of the S.C. Box Survey, Abstract No. 44, situated in Van Zandt County, Texas, and being that same tract of land conveyed by deed to Thomas Fredrick Smith, as recorded in Instrument No. 004555, of the Office of the Van Zandt County Clerk, and being more particularly described by metes and bounds as follows;
BEGINNING at a point for corner in the Southerly line of State Highway 198, and being in the called center of County Road No. 2803, and said corner being the Northeast corner of said Smith tract;
THENCE South (Control Line) with the East Line of said Smith Tract, and with the called center of said County Road No. 2803, a distance of 233.91 Feet To A PK Nail found for corner, said corner being the Southeast Corner of said Smith tract, and being the Northeast corner of a tract of land conveyed to by deed to Phillip Oliver, as recorded in Volume 1119, Page 835, of the Deed Records of Van Zandt County, Texas;
THENCE south 67 deg 34 min 00 sec West, with the common line of said Smith and Phillips tracts, a distance of 193.15 feet to an iron rod found for corner, said corner being the Southwest corner of said Smith tract, and being the Northwest corner of said Phillips tract, and said corner being the Southeast corner of a tract of land conveyed by deed to Ricky Fontenot and Sheila Teague, as recorded in volume 1664, page 17, of the Deed Records of Van Zandt County, Texas;
THENCE North 00 Deg 02 min 57 sec West, with the common line of said Smith and Fontenot/Teague tracts, a distance of 167.64 feet to an iron rod found for corner in the Southerly line of said state highway 198, said corner being the Northwest corner of said Smith tract, and being the Northeast corner of said Fontenot/Teague tract;
THENCE North 51 deg 55 min 28 sec East, with the Southerly line of State Highway 198, and with the North line of said Smith tract, a distance of 226.98 feet to the POINT OF BEGINNING, and containing 0.823 of an acre of land, more or less.

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JUNE 4, 2024

Property County: KAUFMAN

Original Trustee: MICHAEL BURNS ATTORNEY AT
LAW

Recorded on: June 23, 2017
As Clerk's File No.: 2017-005494
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

Substitute Trustee:
Randy Daniel, Cindy Daniel, Jim O'Bryant, Angela Cooper,
Donna Stockman, Brenda Wiggs, David Stockman, Michelle
Schwartz, Guy Wiggs, Jamie Dworsky, Janet Pinder, Brandy
Bacon, Marinosci Law Group PC

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

2024 MAY -2 AM 8:30
FILED FOR RECORDATION
KAUFMAN CO. TEXAS

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Randy Daniel, Cindy Daniel, Jim O'Bryant, Angela Cooper, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Guy Wiggs, Jamie Dworsky, Janet Pinder, Brandy Bacon, Marinosci Law Group PC, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 4, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Kaufman County Courthouse, 1902 US Highway 175, Kaufman TX 75142 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, *May 1, 2024*

MARINOSCI LAW GROUP, PC

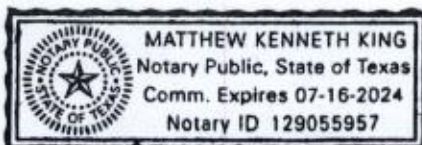
By: 
SAMMY HOODA
MANAGING ATTORNEY

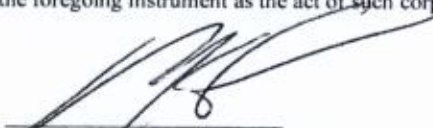
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, *Matthew Kenneth King* the undersigned officer, on this, the *1st* day of *May* 2024, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: *07/16/2024*
Matthew Kenneth King
Printed Name and Notary Public

Notice of Foreclosure Sale

May 6, 2024

DEED OF TRUST ("Deed of Trust"):

Dated: September 13, 2022

Grantor: DOMINGO AMAYA CHAVEZ

Trustee: PAUL MUNDHEIM

Lender: EAST HARBOR

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

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

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

Foreclosure Sale:

Date: Tuesday, June 4, 2024

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

Place: 1902 US Hwy 175 Kaufman, Texas 75142

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, EAST HARBOR, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of EAST HARBOR's election to proceed against and sell both the real property and any

personal property described in the Deed of Trust in accordance with EAST HARBOR's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If EAST HARBOR passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

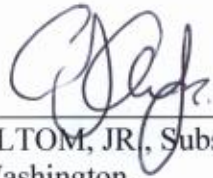
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

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

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

FILED FOR RECORD
KAUFMAN CO. TEXAS

2024 MAY -7 PM 1:21

LAURA A. HUGHES
COUNTY CLERK

BY: LD
NEPILTY