

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 10/22/2004	<b>Grantor(s)/Mortgagor(s):</b> STEVE B. WRIGHT
<b>Original Beneficiary/Mortgagee:</b> DAVID SCOTT BAILEY	<b>Current Beneficiary/Mortgagee:</b> Nationstar Mortgage LLC
<b>Recorded in:</b> Volume: 2529 Page: 157 Instrument No: 00024404	<b>Property County:</b> KAUFMAN
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Boulevard, Coppell, TX 75019
<b>Date of Sale:</b> 10/1/2024	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** BEING LOT 1, BLOCK C OF HERITAGE HILL ADDITION, SECTION THREE, AN ADDITION TO THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 1, ENVELOPE 609, PLAT RECORDS, KAUFMAN COUNTY, TEXAS, AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED IN VOLUME 804, PAGE 671, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, 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.**

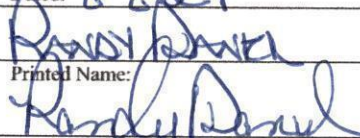
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS 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: 8/5/2024



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

Dated: 8-8-24



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

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2024 AUG -8 AM 11: 01  
LAURA A. HUGHES  
COUNTY CLERK

**MH File Number:** TX-24-102800-POS  
**Loan Type:** Conventional Residential

## Notice of [Substitute] Trustee Sale

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

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

**Date:** 10/01/2024

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

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


**Property Address:** 1007 HOCKLEY LANE, 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 06/19/2006 and recorded 06/30/2006 in Book OR 2908 Page 451 Document 00014639, real property records of Kaufman County, Texas, with **MONICA FORE AND SPOUSE, ANTONIO FORE** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, U.S. Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-OPT1 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 **MONICA FORE AND SPOUSE, ANTONIO FORE**, securing the payment of the indebtedness in the original principal amount of **\$148,900.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-OPT1** is the current mortgagee of the note and deed of trust or contract lien.

  
AURA A. HUGHES  
COUNTY CLERK  
01 AUG -8 AM 11:04  
FILED FOR RECORD  
KAUFMAN CO TEXAS

TS No.: 2024-01016-TX  
24-000688-673

## Notice of [Substitute] Trustee Sale

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

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

**LOT 17, BLOCK D, OF TRAVIS RANCH, PHASE 3A, AN ADDITION IN KAUFMAN COUNTY, TEXAS  
ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, ENVELOPE 613, PLAT RECORDS OF  
KAUFMAN COUNTY, TEXAS**

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

**C/O PHH Mortgage Corporation**

**PO BOX 24605**

**West Palm Beach, FL 33416-4605**

**Phone: 877-744-2506**

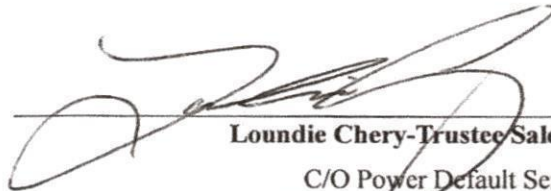
TS No.: 2024-01016-TX  
24-000688-673

## 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: August 2, 2024 \_\_\_\_\_



**Loundie Chery-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.auction.com](http://www.auction.com) or (800) 280-2832

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

I am RANDY DAVIS Certificate of Posting  
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,  
Houston, TX 77056. I declare under penalty of perjury that on 8-8-24 I filed this Notice of Foreclosure Sale at the office  
of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

**Notice of Substitute Trustee's Sale**

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

<b>Deed of Trust Date:</b> July 31, 2017	<b>Original Mortgagor/Grantor:</b> DONAVON SESSION AND SAPPHIRE SMITH
<b>Original Beneficiary / Mortgagee:</b> WELLS FARGO BANK, N.A., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> 5418 <b>Page:</b> 188 <b>Instrument No:</b> 2017-0017765	<b>Property County:</b> KAUFMAN
<b>Mortgage Servicer:</b> SELENE FINANCE LP	<b>Mortgage Servicer's Address:</b> 3501 Olympus Blvd., Suite 500, Dallas, 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 \$315,250.00, executed by DONAVON SESSION AND SAPPHIRE SESSION and payable to the order of Lender.

**Property Address/Mailing Address:** 10231 BANTRY LN, FORNEY, TX 75126

**Legal Description of Property to be Sold:** LOT 10, BANTRY GARDENS, AN ADDITION TO THE TOWN OF TALTY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET 2, ENVELOPE 710, PLAT RECORDS OF KAUFMAN COUNTY, TEXAS.

<b>Date of Sale:</b> October 01, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** THE FRONT STEPS OF KAUFMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST*, the owner and holder of the Note, has requested Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL*

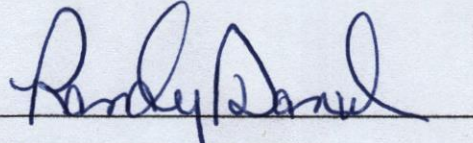


*CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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



SUBSTITUTE TRUSTEE

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

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 AUG 15 PM 10:34  
LAURA A. HUGHES  
COUNTY CLERK  
BY: \_\_\_\_\_  
DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 10/21/2020	<b>Grantor(s)/Mortgagor(s):</b> CORTAVIOUS M THOMAS, A SINGLE PERSON, AND VICTORIA E ALLSUP, A SINGLE PERSON, COMMUNITY PROPERTY
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOMETOWN EQUITY MORTGAGE, LLC DBA THELENDER, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> PENNYMAC LOAN SERVICES, LLC
<b>Recorded in:</b> Volume: 6645 Page: 162 Instrument No: 2020-0032718	<b>Property County:</b> KAUFMAN
<b>Mortgage Servicer:</b> PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
<b>Date of Sale:</b> 10/1/2024	<b>Earliest Time Sale Will Begin:</b> 11:00AM
<b>Place of Sale of Property:</b> THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

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

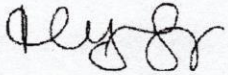
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

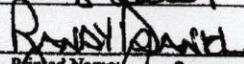
**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(D): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS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

Dated: 8/19/2024

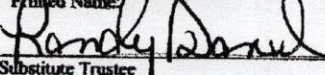


Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for PennyMac Loan Services, LLC

Dated: 8-22-24



Printed Name:



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

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 AUG 22 AM 8:06

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

EXHIBIT "A"

Being a 22.07 acre lot, tract or parcel of land situated in the Nelson D. Walling Survey, Abstract No. 563, Kaufman County, Texas, and being all of that certain 22.080 acre Tract No. 19 conveyed from Secure Covenant Interests, Ltd. to Danny Hogue and wife Brittany Hogue by Warranty Deed, as recorded in File No. 2016-0019854, Official Public Records, Kaufman County, Texas, and being more particularly described by metes and bounds as follows;

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

**THENCE** North 43 degrees 40 minutes 46 seconds East, with the West line of said 22.080 acre Tract No. 19, a distance of 1,031.80 feet to a 3/8 inch iron rod found at the Northwest corner of said 22.080 acre Tract No. 19 and at the Southwest corner of a called 12.313 acre Tract No. 20 conveyed to Jerome J. Darby and wife, by deed as recorded in File No. 2017-0000148, Official Public Records, Kaufman County, Texas;

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

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

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

**Notice of Substitute Trustee's Sale**

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

<b>Deed of Trust Date:</b> January 11, 2022	<b>Original Mortgagor/Grantor:</b> RICARDO SAUCEDO
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR V.I.P. INDEPENDENT MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> 7427 <b>Page:</b> 1 <b>Instrument No:</b> 2022-0001735	<b>Property County:</b> KAUFMAN
<b>Mortgage Servicer:</b> LoanCare, LLC	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, Virginia 23452

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

**Secures:** Note in the original principal amount of \$147,283.00, executed by RICARDO SAUCEDO and payable to the order of Lender.

**Property Address/Mailing Address:** 128 E MCCOULSKEY ST, TERRELL, TX 75160

**Legal Description of Property to be Sold:** LOT 10, BLOCK A, GORDON FIRST ADDITION, AN ADDITION TO THE CITY OF TERRELL, KAUFMAN COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 377, PAGE(S) 551, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS..

<b>Date of Sale:</b> October 01, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR 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 Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs whose address is 1 Mauchly Irvine, CA 92618 OR Brandy Bacon, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800



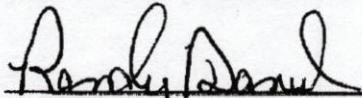
Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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, Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs whose address is 1 Mauchly Irvine, CA 92618 OR Brandy Bacon, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs whose address is 1 Mauchly Irvine, CA 92618 OR Brandy Bacon, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE


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

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2024 AUG 22 AM 8:06

LAURA A. HUGHES  
COUNTY CLERK

BY:  DEPUTY

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND  
NOTICE OF SUBSTITUTE TRUSTEE 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**APPOINTMENT  
OF SUBSTITUTE  
TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Jeff Benton, Brandy Bacon, Jack Beckman, Brenda Wiggs, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2024 AUG 22 AM 8:07

DEPUTY  
CLERK  
A. A. HUGHES

**TRUSTEE'S  
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, TX 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF  
SUBSTITUTE  
TRUSTEE SALE:**

WHEREAS, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **October 01, 2024** between the hours of 11am-2pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF** The place of the sale shall be: Kaufman County Courthouse 1902 US

DT: zNOS AND APPT (SVC) 240318

AL: 2017 SONGBIRD DR



4823141

**SALE:** 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 in KAUFMAN County, Texas or as designated by the County Commissioners.

**INSTRUMENT**

**TO BE FORECLOSED:** Deed of Trust or Contract Lien dated 03/05/2024 and recorded under Volume, Page or Clerk's File No. DOC# 2024-0007052 in the real property records of Kaufman County Texas, with JORDAN KERN, A SINGLE MAN as Grantor(s) and CAPITAL FUND I, LLC as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by JORDAN KERN, A SINGLE MAN securing the payment of the indebtedness in the original principal amount of \$220,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by JORDAN KERN. CAPITAL FUND REIT, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE  
SERVICING  
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. CAPITAL FUND I, LLC is acting as the Mortgage Servicer for CAPITAL FUND REIT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CAPITAL FUND I, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CAPITAL FUND REIT, LLC  
c/o CAPITAL FUND I, LLC  
14555 N SCOTTSDALE ROAD SUITE #200  
SCOTTSDALE, AZ 85254

**LEGAL  
DESCRIPTION  
OF PROPERTY  
TO BE SOLD:**

LOT 19, BLOCK C, AMBER FIELDS, WINDMILL FARMS PHASE 2B - SECTION 2, AN ADDITION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO PLAT THEREOF, RECORDED IN CABINET 2, ENVELOPE 545, PLAT RECORDS, KAUFMAN COUNTY, TEXAS (the "Property")

DT: zNOS AND APPT (SVC) 240318

AL: 2017 SONGBIRD DR



**REPORTED  
PROPERTY  
ADDRESS:  
TERMS OF  
SALE:**

2017 SONGBIRD DR, FORNEY, TX 75126

The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or

DT: zNOS AND APPT (SVC) 240318

AL: 2017 SONGBIRD DR



Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

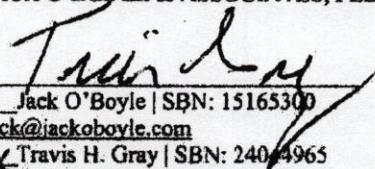
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement,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

**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 on the 15 day of August, 2029

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

  
Jack O'Boyle | SBN: 15165300

[jack@jackoboyle.com](mailto:jack@jackoboyle.com)

\* Travis H. Gray | SBN: 24064965

[travis@jackoboyle.com](mailto:travis@jackoboyle.com)

Chris Ferguson | SBN: 24069714

[chris@jackoboyle.com](mailto:chris@jackoboyle.com)

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

DT: zNOS AND APPT (SVC) 240318

AL: 2017 SONGBIRD DR



**CERTIFICATE OF POSTING**

My name is Donna Stockman, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on 8/22/24 I filed at the office of the Kaufman County Clerk and caused to be posted at the Kaufman County courthouse (or other designated place) this notice of sale.

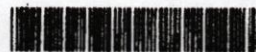
Signed: *Donna Stockman*

Declarant's Name: Donna Stockman

Date: 8/22/24

DT: zNOS AND APPT (SVC) 240318

AL: 2017 SONGBIRD DR



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 November 20, 2017, executed by **CRAIG LYNN COX AND ARACELI COX, A MARRIED COUPLE, AND MARIA GUADALUPE JARAL, AN UNMARRIED PERSON** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21<sup>ST</sup> MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 2017-0027112, 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, October 1, 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 2016 Southern Energy Manufactured Home, Serial No. SFW018279TXAB.

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

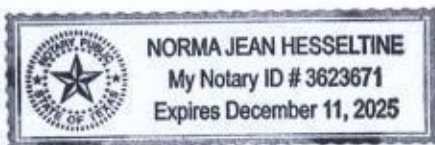
FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 AUG 27 AM 8:03  
LAURA A. HUGHES  
COUNTY CLERK  
BY: [Signature] DEPUTY

EXECUTED this 21 day of August, 2024.

[Signature]  
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](mailto: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 21 day of August, 2024, to certify which witness my hand and official seal.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Being all of that certain lot, tract or parcel of land located in the S.H. Davis Survey, Abstract No. 116, Kaufman County, Texas, and being part of the 128.87 acre tract of land described in deed to W.D.B. Properties, Inc., recorded in Volume 1118, Page 156, of the Deed Records of Kaufman County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a fence corner at the north corner of the T.M. Boofer 0.18 acre tract of land recorded in Volume 423, Page 205 DRKCT and being in the southeast line of the 128.87 acre tract;

THENCE S 45 degrees 53 minutes 28 seconds W, along the northwest line of the Boofer tract and passing the west corner of the Boofer tract and the north corner of the Perry Lynn Cox 22.138 acre tract recorded in Volume 531, Page 150, DRKCT, at 80 feet and continuing along the northwest line of the Cox tract and along a fence line a total distance of 526.72 feet to a 3/4" pipe found at a fence corner;

THENCE N 59 degrees 52 minutes 20 seconds W, 444.15 feet along the northeast line of the Cox tract and generally along a fence line to a 3/4" pipe found at a fence corner;

THENCE S 72 degrees 25 minutes 45 seconds W, 454.49 feet along the northeast line of the Cox tract and generally along a fence line to a fence corner;

THENCE S 84 degrees 37 minutes 22 seconds W, 320.28 feet along the northwest line of the Cox tract and generally along a fence line to a 3/4" pipe found at a fence corner;

THENCE N 46 degrees 28 minutes 10 seconds E, 1285.40 feet through the 128.87 acre tract to a 1/2" iron rod set;

THENCE S 47 degrees 22 minutes 48 seconds E, 879.35 feet through the 128.87 acre tract to a 1/2" iron rod set in the southeast line of the 128.87 acre tract;

THENCE S 46 degrees 17 minutes 12 seconds W, 30.0 feet along the southeast line of the 128.87 acre tract to a fence corner in the northeast line of the Boofer tract;

THENCE N 45 degrees 43 minutes 09 seconds W, 5980 feet along the northeast line of the Boofer tract and along a fence line to the POINT OF BEGINNING and containing 15.08 acres of land more or less.

FILED FOR RECORD  
KAUFMAN CO. TEXAS

2024 AUG 27 AM 11:11  
Notice of Substitute Trustee Sale

LAURA A. HUGHES  
COUNTY CLERK

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, October 1, 2024

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

**Place:** THE FRONT STEPS OF THE KAUFMAN COUNTY TEXAS COURT HOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONERS COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

**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 **Juan Sanchez Balderas** and recorded on **3/21/2024** in **Document Number 2024-0008068** of the real property records of **Kaufman County, Texas** with **Juan Sanchez Balderas**, Grantor(s) and, **Star Mobile Homes LP** as Lender, located at **2537 S. FM 148, Crandall, Texas 75114**, and Trustee being **Hollis Campbell**, also located at **2537 S, FM 148 Crandall, Texas 75114**, with promissory note securing payment of the indebtedness in the original principal amount of **\$82,667.38** and obligation therein including but not limited to the Promissory Note ("the Note") and modifications, renewal and extensions of the Promissory Note dated **November 15, 2023**.

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

**5. Property to be sold:**

**Being Tract No. 222a of S. Gilleland, Tract 170.80: 7.0 Acres aka Wynchase Phase 2 Lot222A, Property ID No. 210117**

**6. Appointment of Substitute trustee:** In accordance with Texas Property Code Section 51.0076, the undersigned authorized agent for the Lender has named and appointed, and by these presents does name and appoint **Emily Kaiser**, located at 2537 S FM 148, Crandall, Texas, 75114, as Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Date 8/15/2024

Emily Kaiser  
Substitute Trustee for Star Mobile Homes LP  
2537 S FM 148, Crandall, Texas 75114  
Telephone: 469-285-1499

**Appointment of Substitute Trustee**

**RE:** Deed of Trust recorded as Document Number 2024-0008068 in Vol. 8429 Page 407 of the real property records of Kaufman County, Texas

**Grantor:** Juan Sanchez Balderas

**Legal Description:** Being Tract No. 222a of S. Gilleland, Tract 170.80: 7.0 Acres aka Wynchase Phase 2 Lot222A, Property ID No. 210117

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

Name: EMILY KAISER

Appointee's Address: 2537 S FM 148, Crandall, Texas, 75114

The substitute trustee is appointed as of August 15, 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.

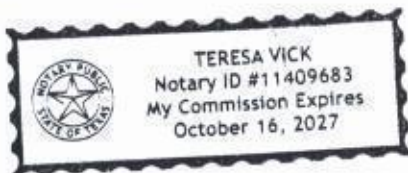
  
Hollis Campbell  
Star Mobile Homes LP


STATE OF TEXAS §

COUNTY OF KAUFMAN §

BEFORE ME, the undersigned authority, on this day personally appeared Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that Substitute Trustee executed the same for the purpose and consideration there in expressed and in the capacity therein stated.

Given under my hand and seal of office this 15<sup>th</sup> day of August, 2024.



  
NOTARY PUBLIC – STATE OF TEXAS  
Print Name: Teresa Vick  
My Commission Expires: 10/16/27

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 2/2/2022	<b>Grantor(s)/Mortgagor(s):</b> DYLAN SCOTT DELLINGER, AN UNMARRIED MAN
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR MID AMERICA MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> PENNYMAC LOAN SERVICES, LLC
<b>Recorded In:</b> <b>Volume:</b> 7464 <b>Page:</b> 435 <b>Instrument No:</b> 2022-0005076	<b>Property County:</b> KAUFMAN
<b>Mortgage Servicer:</b> PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
<b>Date of Sale:</b> 10/1/2024	<b>Earliest Time Sale Will Begin:</b> 11:00AM
<b>Place of Sale of Property:</b> THE FRONT STEPS OF KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US HIGHWAY 175, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

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

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

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

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

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

Dated: 8/26/2024 \_\_\_\_\_

*[Handwritten Signature]*

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

Dated: 8-29-24 \_\_\_\_\_

*[Handwritten Signature]*  
Printed Name: \_\_\_\_\_

*[Handwritten Signature]*

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 AUG 29 AM 10:10  
LAURA A. HUGHES  
COUNTY CLERK  
BY: \_\_\_\_\_  
OFFICIAL

**MH File Number:** TX-24-102950-POS  
**Loan Type:** Conventional Residential

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All of that certain lot, tract, or parcel of land situated in the John Anglin Survey, Abstract No. 5, Kaufman County, Texas, being all of a called 3.00 acre tract conveyed to Lynn R. Smith and wife, Pearl A. Thompson by deed recorded in Volume 559, Page 325, Deed Records of Kaufman County, Texas. Also known as, Lot 13-R, Beautiful Acres No. 2, Unrecorded Addition, Kaufman County, Texas. Said tract being more fully described by Metes and Bounds as follows:

**BEGINNING** at a point in Oak Trail, for the northwest corner of the called 3.00 acre tract, also being the northwest corner of Lot 13-R:

**THENCE** with Oak Trail, the north line of the called 3.00 acre tract and the north line of Lot 13-R as follows: S52°08'17"E, at 190.17 feet to a point, N90°00'00"E, at 145.00 feet to a point for the northeast corner of the called 3.00 acre tract and the northeast corner of Lot 13-R;

**THENCE** S01°15'35"E with the east line of the called 3.00 acre tract and the east line of Lot 13-R, at 447.00 feet to a fence corner post for the southeast corner of the called 3.00 tract and the southeast corner of Lot 13-R;

**THENCE** N90°00'00"W with the south line of the called 3.00 acre tract and the south line of Lot 13-R, at 295.00 feet to a 1/2" iron rod set for the southwest corner of the called 3.00 acre tract and the southwest corner of Lot 13-R;

**THENCE** N01°00'45"W with the west line of the called 3.00 acre tract and the west line of Lot 13-R, passing a 1/2" iron rod found at 543.39, continuing on for a total distance of 563.69 feet to the place of beginning and containing within this description 3.21 acres of land.



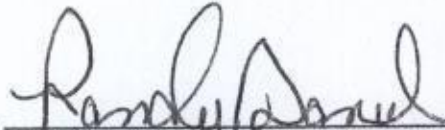
Substitute Trustee(s): Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Matthew Hansen, Angie Uselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Jeff Benton, Brenda Wiggs, Guy Wiggs, Angela Cooper, Randy Daniel, Cindy Daniel, Jim O'Bryant, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Tony Hulsey, Sharon Hobbs, Matt Dunn, 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, Jeff Benton, Brenda Wiggs, Guy Wiggs, Angela Cooper, Randy Daniel, Cindy Daniel, Jim O'Bryant, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Tony Hulsey, Sharon Hobbs, Matt Dunn, 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 29 day of AUGUST, 2009 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of KAUFMAN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**NOTICE OF 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: 01/04/2023  
Grantor(s): CASAUNDR A L ENSLEY, UNMARRIED WOMAN  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUARANTEED RATE, INC., ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$260,190.00  
Recording Information: Book 7943 Page 328 Instrument 2023-0000503  
Property County: Kaufman  
Property: (See Attached Exhibit "A")  
Reported Address: 3337 PRICE TRL, CRANDALL, TX 75114

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

Date of Sale: Tuesday, the 1st day of October, 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 Usselton, 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 Usselton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com, Jack Beckman, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

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

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 AUG 29 AM 10:10

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 8-29-2014 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Kaufman County Clerk and caused it to be posted at the location directed by the Kaufman County Commissioners Court.

By: Randy Daniel

**Exhibit "A"**

LOT 19, BLOCK "AD", OF 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.

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

2024 SEP -3 AM 11: 22

LAURA A. HUGHES  
COUNTY CLERK

BY: VB

REPRESENTATIVE

**Notice of Reposted Foreclosure Sale**

("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, October 1, 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 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 owners and holders of the Note, have requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of 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*

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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 Shady 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. 2015-0009474, 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. 2015-0009475 (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 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: 12/22/2008  
Grantor(s): RICHARD FREDERICK LECLAIRE AND SOON YI LECLAIRE  
Original Mortgagee: JPMORGAN CHASE BANK, N.A.  
Original Principal: \$61,000.00  
Recording Information: Instrument 2009-00000408  
Property County: Kaufman  
Property: (See Attached Exhibit "A")  
Reported Address: 18376 FM 986, TERRELL, TX 75160-0636

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2024 SEP -5 AM 8:55  
LAURA A. HUGHES  
COUNTY CLERK

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: JPMorgan Chase Bank, National Association  
Mortgage Servicer: JPMorgan Chase Bank, N.A.  
Current Beneficiary: JPMorgan Chase Bank, National Association  
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

Date of Sale: Tuesday, the 1st day of October, 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 9-30-04 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"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE E. TURNER SURVEY, ABSTRACT NO. 329, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 5.0 ACRE TRACT, SAVE AND EXCEPT 1.0 ACRE CONVEYED TO JOHN R SALISBURY ET UX BY JOHN WILLIAM PRITCHARD, ES AL OF OCTOBER 24, 1991, RECORDED IN VOL. 1036 PAGE 314 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A 3/8" IRON ROD SET AT THE WEST CORNER OF THE ABOVE MENTIONED 5.0 ACRE TRACT AND BEING IN THE SOUTHEAST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NO. 986, THENCE N 45 DEG 00 MIN 00 SEC E, WITH THE NORTHWEST LINE OF SAID 5.0 ACRE TRACT AND WITH THE SOUTHEAST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NO. 986, A DISTANCE OF 101.87 FT TO A 3/8" IRON ROD SET FOR CORNER, THENCE S 44 DEG 10 MIN 33 SEC E, A DISTANCE OF 167.84 FT TO A 3/8" IRON ROD SET FOR CORNER, THENCE S 45 DEG 49 MIN 27 SEC, W, A DISTANCE OF 15.00 FT TO A 3/8" IRON ROD SET FOR CORNER, THENCE S 44 DEG 10 MIN 33 SEC E, A DISTANCE OF 177.95 FT TO A 3/8" IRON ROD SET FOR CORNER IN THE SOUTHEAST LINE OF THE ABOVE MENTIONED 5.0 ACRE TRACT, THENCE S 44 DEG 57 MIN 39 SEC W, WITH THE SOUTHEAST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 76.88 FT TO A 3/8" IRON ROD SET AT THE SOUTH CORNER OF SAME, THENCE N 44 DEG 49 MIN 54 SEC W, WITH THE SOUTHWEST LINE OF SAID 5.0 ACRE TRACT, A DISTANCE OF 345.63 FT TO THE PLACE OF BEGINNING CONTAINING 0.707 OF AN ACRE OF LAND, RECORDED IN KAUFMAN COUNTY, TEXAS. TAX ID: 99.0529.0000.0570.00.06.00.

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

**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.**

5965-1046

## NOTICE OF FORECLOSURE SALE

- 1 THE PROPERTY TO BE SOLD**  
COMMONLY KNOWN AS 403 NORTH CABELL, KAUFMAN, TEXAS 75142  
LEGAL DESCRIPTION SEE EXHIBIT A.
- 2 THE DEED OF TRUST TO BE FORECLOSED UPON**  
RECORDED IN REAL PROPERTY RECORDS OF KAUFMAN COUNTY RECORDED ON AUGUST 23, 2007 UNDER DOCUMENT# 2007-00020324
- 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 OCTOBER 1, 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 LOYCE E. NIX, provides that it secures the payment of the indebtedness in the original principal amount of \$51,750.00, 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.

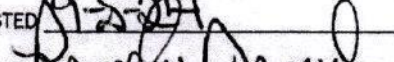
### ATTORNEYS AT LAW

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   
NAME Randy Daniel 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.

5965-1046

**EXHIBIT A - LEGAL DESCRIPTION  
for 403 North Cabel, Kaufman, Texas 75142**

A 0.11-ACRE TRACT OUT OF BLOCK NO. 3, ALLEN ADDITION TO THE CITY OF KAUFMAN, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF CABELL STREET, A DEDICATED PUBLIC STREET, LYING SOUTH 65 FEET FROM THE NORTHEAST CORNER OF SAID BLOCK 3 SAID POINT BEING THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

THENCE WEST 100.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 50.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST 100.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID CABELL STREET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE NORTH 50.00 FEET ALONG THE WEST RIGHT OF WAY LINE OF SAID CABELL STREET TO THE PLACE OF BEGINNING AND CONTAINING 0.11 ACRES, MORE OR LESS.

FILED FOR RECORD  
KAUFMAN CO TEXAS

2024 SEP -5 AM 8:55

LAURA A. HUGHES  
COUNTY CLERK



BY:

**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 

NAME Randy Daniel

TRUSTEE

22-059713

FILED FOR RECORD  
KAUFMAN CO TEXAS

2024 SEP -5 AM 8: 56

**Notice of Substitute Trustee's Sale**

LAURA A. HUGHES  
COUNTY CLERK

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: June 18, 2021	Original Mortgagor/Grantor: LOGAN SCOTT STORK
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, NOMINEE FOR HIGHLANDS RESIDENTIAL MORTGAGE, LTC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: 7059 Page: 26 Instrument No: 2021-0024532	Property County: KAUFMAN
Mortgage Servicer: LOANCARE, LLC	Mortgage Servicer's Address: 3637 Sentara Way Virginia Beach, Virginia 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.

**Secures:** Note in the original principal amount of \$337,621.00, executed by LOGAN SCOTT STORK; HEARTLAND COMMUNITY ASSOCIATION, and payable to the order of Lender.

**Property Address/Mailing Address:** 3606 KIMBERLY CT, HEARTLAND, TX 75126

**Legal Description of Property to be Sold:** LOT 54, BLOCK 28, OF HEARTLAND PHASE 10B, A SUBDIVISION IN KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET 3, PAGE 422, MAP AND/OR PLAT RECORDS, KAUFMAN COUNTY, TEXAS, TOGETHER WITH CERTIFICATE OF CORRECTION RECORDED IN VOLUME 5755, PAGE 124, AND VOLUME 5803, PAGE 527, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS. .

<b>Date of Sale:</b> October 1, 2024	<b>Earliest time Sale will begin:</b> 10:00AM
--------------------------------------	---

**Place of sale of Property:** 1902 US Highway 175, Kaufman, TX 75142 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, 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, Cindy Daniel or Jim O'Bryant whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Terry Waters, Bruce Miller, David Ray, Thomas Lester, Ashlee Luna, Kinney Lester, Ramiro Cuevas, Joshua Sanders, Matthew Hansen, Angie Useton, Aurora Campos, Dana Kamin, Lisa Bruno, Meryl Olsen, Conrad Wallace, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800



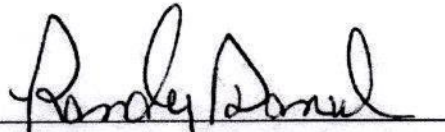
Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *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, Cindy Daniel or Jim O'Bryant whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 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, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Randy Daniel, Cindy Daniel or Jim O'Bryant whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 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, Auction.com, Jack Beckman, David Stockman, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Guy Wiggs whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Jim O'Bryant whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

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

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

**Notice of Acceleration**

FILED FOR RECORD  
KAUFMAN CO TEXAS

2024 SEP -5 AM 10:52

1125 MERLE DR  
KAUFMAN, TX 75142

LAURA A. HUGHES  
COUNTY CLERK

0000010054963

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: October 01, 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 February 21, 2017 and recorded in Document INSTRUMENT NO. 2017-0005026 real property records of KAUFMAN County, Texas, with DELBERT D LYONS, ALSO KNOWN AS DELBERT DEAN LYONS, A SINGLE PERSON, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

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

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

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

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



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

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



Israel Saucedo

**Certificate of Posting**

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

1125 MERLE DR  
KAUFMAN, TX 75142

00000010054963

00000010054963

KAUFMAN

**EXHIBIT "A"**

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

## Notice of Substitute Trustee's Sale

Date: September 5, 2024

Substitute Trustee: Mike Lester

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

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

Note: \$70,500.00

Deed of Trust

Date: January 15, 2009

Grantor: George Martinez

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

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

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

County: Kaufman

Date of Sale (first Tuesday of month): October 1, 2024

Time of Sale: 1:00 p.m.

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

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

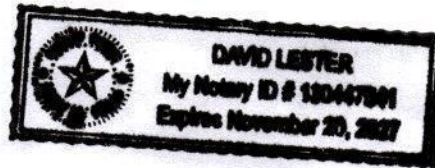
FILED FOR RECORDS  
KAUFMAN CO. TEXAS  
2024 SEP -5 PM 1:09  
LAURA A. HUGHES  
COUNTY CLERK  
BY: *PC*

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

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.



Mike Lester



**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 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.**

**PROPERTY TO BE SOLD:** The property to be sold is described as follows:

LOT 131, WYNCHASE CROSSING PHASE TWO, AN ADDITION TO KAUFMAN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 2, PAGE 387, PLAT RECORDS, KAUFMAN COUNTY, TEXAS

commonly known as 1343 Brockwood Lane, Crandall, Texas 75114; and

including all personal property secured by the security agreement included in the Deed of Trust and the Manufactured Home situated thereon identified as 1993 Palm Harbor Home (64' x 28'), Serial Number PH073635A & PH073635B, Label Number TEX0479304 & TEX0479305, together with all parts, accessories, repairs, improvements, and accessions.

**INSTRUMENT TO BE FORECLOSED:** The instrument to be foreclosed is the deed of trust recorded as document number 2022-0023689 in the official public records of Kaufman, Texas.

**DEED OF TRUST:**

**Date:** June 17, 2022

**Grantor / Mortgagor:** Daniel Lee Burnham and Maryhelen Marie Bustos

**Original Trustee:** The Law Office of Robert W. Buchholz, PC.

**Beneficiary / Mortgagee:**

**Name:** Triad Manufactured Home Financial Services, Inc.

**Mailing Address:** 13901 Sutton Park Dr., Bldg. A, Suite 300  
Jacksonville, FL 32224  
Duval County

**Recording information:** Official Public Records of Kaufman County Texas  
Doc. 2022-0023689

FILED FOR RECORD  
KAUFMAN CO TEXAS  
2024 SEP -6 AM 9:38  
LAURA A. HUGHES  
COUNTY CLERK  
VB

**SUBSTITUTE TRUSTEE(S):**

Name: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED  
HENDERSON, TONY HULSEY, SHARON HOBBS, MATT DUNN,  
ANDREW MILLS-MIDDLEBROOK

Mailing Address: 9130 Jollyville Rd., Ste. 100-21, Austin, Texas 78759

Mortgage Servicer has appointed the foregoing persons as Substitute Trustee under the deed of trust.

**MORTGAGE SERVICER:** Triad Financial Services, Inc.  
13901 Sutton Park Drive South, Suite 300  
Jacksonville, FL 32224

**DATE, TIME, AND PLACE OF SALE:** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, October 1, 2024

Time: The sale will begin no earlier than 11:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 2:00 P.M.

Place: The front steps of the Kaufman County Justice Center located at 1902 E. US Highway 175, Kaufman, Texas 75142 or designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

**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.

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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. **THERE WILL BE NO WARRANTY RELATING TO THE TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR PERSONAL PROPERTY IN THIS DISPOSITION.**

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**TYPE OF SALE:** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Daniel Lee Burnham and Maryhelen Marie Bustos.

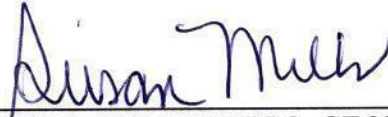
**OBLIGATIONS SECURED:** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Note in the original principal amount of \$268,850.00 executed by Daniel Lee Burnham and Maryhelen Marie Bustos, and payable to the order of Triad Manufactured Home Financial Services, Inc.

Triad Manufactured Home Financial Services, Inc., who is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust. Triad Financial Services, Inc. is representing Triad Manufactured Home Financial Services, Inc. under a servicing agreement.

Questions concerning the sale may be directed to the undersigned or to Mortgage Servicer, Triad Financial Services, Inc. at 13901 Sutton Park Drive South, Suite 300, Jacksonville, FL 32224, (800) 522-2013.

**DEFAULT AND REQUEST TO ACT.** Default has occurred under the deed of trust, and the Mortgage Servicer has requested me, as Substitute Trustee. This foreclosure is being administered by the Mortgage Servicer. The Mortgage Servicer is representing the Mortgagee under a servicing agreement. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: September 3, 2024.



JIM MILLS, SUSAN MILLS, GEORGE  
HAWTHORNE, ED HENDERSON, TONY  
HULSEY, SHARON HOBBS, MATT DUNN,  
ANDREW MILLS-MIDDLEBROOK

Substitute Trustee

9130 Jollyville Rd., Ste. 100-21

Austin, Texas 78759

STATE OF TEXAS

§

COUNTY OF KAUFMAN

§

§

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public foreclosure sale.

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 SEP -9 PM 4:09  
LAURA A. HUGHES  
COUNTY CLERK  
BY: \_\_\_\_\_  
REPUT V

1. **Property to be Sold:** The property to be sold is certain real property located in Kaufman County, Texas and more fully described as:

2600 Pinckney Court, Forney, TX 75126; a/k/a

Lot 13, Block "H", Clements Ranch, Phase 3, a Subdivision in Kaufman County, Texas, according to the Map or Plat thereof recorded in Cabinet 3, Sleeve 445, Plat Records of Kaufman County, Texas;

2. **Owner(s):** Mr. Rodrique Njuakom Chia

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

**Date:** Tuesday, October 1, 2024

**Time:** Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence at no earlier time than 10:00 a.m.

**Place:** At the County Courthouse in Kaufman County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

4. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The Property will be sold "as is", "where is" and "with all faults" of whatever nature or kind. NO warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. **Prospective bidders are strongly urged to examine the applicable property records and the law.**

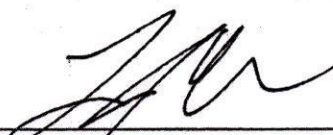
5. **Type of Sale:** The sale is a foreclosure sale to foreclose the Lien of Clements Ranch Homeowners Association, Inc. for the failure of the above-referenced owner(s) to pay assessments

and related charges again the Property as reflected in the Notice of Lien filed in the County Clerk's Office.

6. **Obligation Secured:** The Lien as reflected in the Notice of Lien secures the failure to pay assessments and related charges to the Association in the amount of \$9,460.07, as of September 4, 2024.

7. **Default and Request to Act:** Default has occurred by the failure to pay assessments to the Association, and the Association has requested me as agent on behalf of the Association to conduct this sale. Notice is given that before the sale the Association may appoint another person as agent or trustee to conduct the sale.

**Dated:** September 4, 2024

  
\_\_\_\_\_  
**Jack Manning, Casey Meyers, Lance Erickson,  
Philip Traynor, Shannon Spizman, Vrutti  
Patel, and Jennifer Chacko, Attorneys &  
Substitute Trustees**

**MANNING & MEYERS**  
Attorneys at Law  
4340 N. Central Expressway, Suite 200  
Dallas, Texas 75206  
(214) 823-6600 – Telephone  
(214) 821-3800 – Facsimile

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE ABOVE-NAMED ASSOCIATION.**

24TX255-0050  
309 E. MOWRY ST., CRANDALL, TX 75114

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 SEP -9 AM 9:24

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

### NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:  
  
SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated May 6, 2024 and recorded on May 13, 2024 as Instrument Number 2024-0014483 in the real property records of KAUFMAN County, Texas, which contains a power of sale.
- Sale Information:** October 01, 2024, at 11:00 AM, or not later than three hours thereafter, at the front steps of the Kaufman County Justice Center located at 1902 US Highway 175, Kaufman, TX 75142, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by QUALITY HOMEBUYERS LLC secures the repayment of a Note dated May 6, 2024 in the amount of \$142,800.00. BFSR4, LLC, whose address is c/o Boomerang Capital Partners, LLC, 2152 S. Vineyard #105, Mesa, AZ 85210, is the current mortgagee of the Deed of Trust and Note and Boomerang Capital Partners, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

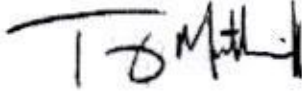


4824495

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, Jeff Benton, Brenda Wiggs, Guy Wiggs, Angela Cooper, Randy Daniel, Cindy Daniel, Jim O'Bryant, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Tony Hulsey, Sharon Hobbs, Matt Dunn, Dustin George

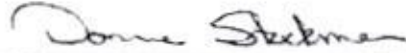
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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.**



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



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

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 9 day of September, 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

All that certain lot, tract or parcel of land situated within the corporate limits of the City of Crandall, Kaufman County, Texas, being part of Lots No. 1 and 2, of Block No. 14 as shown on Plat of said City recorded in Volume 107, Page 584, of the Deed Records of Kaufman County, Texas, and being more completely described as follows, to-wit; BEGINNING at a 1/2" iron rod for corner at the East corner of Lot No. 1, the East corner of said Block No. 14 and being at the intersection of the Northwest line of Mowry Street with the Southwest line of Sixth Street; THENCE S 72 deg. 30 min. W, with the Southwest line of Block No. 14 and the Southeast line of Lot No. 1, a distance of 90.00 ft. to a 1/2" iron rod for corner; THENCE N 17 deg. 30 min. W, a distance of 100.00 ft. to a 1/2" iron rod in the Northwest line of Lot No. 2; THENCE N 72 deg. 30 min. E, with the said Northwest line, a distance of 90.00 ft. to a 1/2" iron rod at the North corner of said Lot No. 2 and in the Southwest line of Sixth Street; THENCE S 17 deg. 30 min. E, with the Southwest line of Sixth Street, a distance of 100.00 ft to the place of beginning.

**Notice of Foreclosure Sale**

FILED FOR RECORDS  
KAUFMAN CO. TEXAS  
2023 SEP -9 AM 11:00  
LAURA A. ROSALES  
COUNTY CLERK  
BY: *RC*

("Deed of Trust"):

Dated: December 1, 2022

Grantor: EPR Consulting Group, LLC

Trustee: Paul Mundheim

Substitute Trustee: Jon G. Burt, named in the Appointment of Substitute Trustee recorded in Volume 8658, Page 309 of the real property records of Kaufman County, Texas

Lender: Doug Witt

Recorded in: Volume 7913, Page 155 of the real property records of Kaufman County, Texas

Legal Description:

Lot 21, in Block 11, of Heartland Parcel 5, an Addition to Kaufman County, Texas, according to the Map or Plat thereof recorded in/under Cabinet 3, Sleeve 209, Map/Plat Records, Kaufman County, Texas, together with Affidavit of Correction dated 1/5/2015, filed 1/6/2015, recorded in/under Volume 4702, Page 331, Real Property Records, Kaufman County, Texas

Secures: ("Note") in the original principal amount of \$215,000.00, executed by EPR Consulting Group, LLC ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, October 1, 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. U.S. 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 Doug Witt'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, Doug Witt, 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 Doug Witt's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Doug Witt'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 Doug Witt 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 Doug Witt. 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*

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

## 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 403, WINNERS CIRCLE PHASE FOUR, AN ADDITION TO THE TOWN OF TALTY, KAUFMAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET 2, ENVELOPE 661, PLAT RECORDS, KAUFMAN COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/22/2015 and recorded in Book 4836 Page 88 Document 2015-0013772 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: 10/01/2024

Time: 10:00 AM

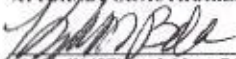
Place: Kaufman County, Texas at the following location: THE FRONT STEPS OF THE KAUFMAN COUNTY JUSTICE CENTER LOCATED AT 1902 US Highway 175 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 JARROD AUSBORNE AND MISTY HURSE, provides that it secures the payment of the indebtedness in the original principal amount of \$396,150.00, and obligations therein described including but not limited to (a) the promissory note, and (b) all renewals and extensions of the note. Everett Financial Inc., DBA Supreme Lending is the current mortgagee of the note and deed of trust and SUPREME LENDING is mortgage servicer. A servicing agreement between the mortgagee, whose address is Everett Financial Inc., DBA Supreme Lending c/o SUPREME LENDING, 14801 Quorum Drive, Suite 300, Dallas, TX 75254 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 1250, 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  
Estel Gonzalez, Attorney at Law  
Jennifer Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

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

### Certificate of Posting

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1250, Houston, TX 77056. I declare under penalty of perjury that on 9-10-24 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 SEP 10 AM 11:53  
LAURA A. HUGHES  
COUNTY CLERK

**NOTICE OF TRUSTEE SALE**

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

Date: August 30, 2024

FILED FOR RECORD  
KAUFMAN CO. TEXAS  
2024 SEP 10 PM 2:44  
LAURA A. HUGHES  
COUNTY CLERK  
BY: \_\_\_\_\_  
DEPUTY

**DEED OF TRUST**

DATE: December 28, 2017,  
GRANTOR: Enrique Martinez and Patsy Roberts Martinez  
GRANTOR'S ADDRESS: 2133 Sandy Ridge Rd  
Scurry, Texas 75158  
LENDER: Anfield Holdings LLC  
COUNTY WHERE PROPERTY IS LOCATED: Kaufman County  
PROPERTY: Lot 10, Garnet Hills Addition, an addition in Kaufman  
County, Texas.  
BENEFICIARY: Anfield Holdings LLC  
112 NW 24<sup>th</sup> Street Suite 407  
Fort Worth, Texas 76164  
TRUSTEE: Robert J. Rockett  
SENDER OF NOTICE: Robert J. Rockett  
307 W. 7<sup>th</sup> Street #1719  
Fort Worth, Texas 76102

DATE of PROPERTY SALE: (First Tuesday of the Month): October 1, 2024

EARLIEST TIME OF SALE OF PROPERTY: **10:00 am**

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

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

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

*Robert J. Rockett*

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Robert J. Rockett, Trustee

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