

FILED

DEC 29 2022

1:35pm bh

Brenda Fietsam

BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

107 Jurek Ln, Flatonia, TX 78941

22-010338

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: 02/07/2023

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 19, 2019 and recorded in the real property records of Fayette County, TX and is recorded under Instrument No. 19-01254 with Gerald R. Dew and Peggy S. Dew (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Gerald R. Dew and Peggy S. Dew, securing the payment of the indebtedness in the original amount of \$146,686.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Corporation is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. FIELD NOTE DESCRIPTION OF THE SOUTH HALF OF LOT 2, OF THE CEDAR HILLS SUBDIVISION, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2 PAGE 7, OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (0.233 ACRE) TRACT OF LAND CONVEYED TO JOSEPH A. COCKRELL AND DONNA D. COCKRELL IN A DEED AS RECORDED IN VOLUME 1802 PAGE 217 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF JUREK LANE, AND BEING AT THE MOST EASTERLY COMMON CORNER BETWEEN LOT 1 AND LOT 2 OF THE CEDAR HILLS SUBDIVISION, A SUBDIVISION IN THE CITY OF FLATONIA, IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 7 OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING AT THE MOST SOUTHEASTERLY CORNER OF THAT CERTAIN (0.233 ACRE) TRACT OF LAND CONVEYED TO JOSEPH A. COCKRELL AND DONNA D. COCKRELL IN A DEED AS RECORDED IN VOLUME 1802 PAGE 217 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING AT THE MOST NORTHEASTERLY CORNER OF THAT CERTAIN (0.466 ACRE) TRACT OF LAND CONVEYED TO ERVAN ZOUZALIK AND JEANETTE ZOUZALIK IN A DEED AS RECORDED IN VOLUME 1814 PAGE 289 OF THE OFFICIAL RECORDS OF



4768856

FAYETTE COUNTY, TEXAS AND BEING FOR THE MOST SOUTHEASTERLY CORNER OF THE TRACT HEREIN DESCRIBED.

THENCE, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF JUREK LANE, AND THE COMMON LINE BETWEEN LOTS 1 AND 2 OF SAID CEDAR HILLS SUBDIVISION, BEING THE COMMON LINE BETWEEN THE COCKRELL TRACT AND THE ZOUZALIK TRACT, N 89 DEG. 52' 38" W 184.09 FEET TO A 3/4" IRON PIPE FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF AN ALLEY, AND BEING FOR THE MOST SOUTHWESTERLY CORNER OF THIS TRACT, AND FROM WHICH ANOTHER 3/4" IRON PIPE FOUND BEARS S 00 DEG. 21' 57" E 110.11 FEET.

THENCE, WITH THE WESTERLY LINE OF THE COCKRELL TRACT, AND THE EASTERLY LINE OF SAID ALLEY, N 00 DEG. 07' 23" W 55.32 FEET, TO A 1/2" IRON ROD FOUND AT THE MOST NORTHWESTERLY CORNER OF THE COCKRELL TRACT, AND BEING AT THE MOST SOUTHWESTERLY CORNER OF THAT CERTAIN (0.232 ACRE) TRACT OF LAND CONVEYED TO FILIMON GRIFALDO, JR. AND FILIMON GRIFALDO IN A DEED AS RECORDED IN VOLUME 1608 PAGE 230 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING FOR THE MOST NORTHWESTERLY CORNER OF THIS TRACT, AND FROM WHICH ANOTHER 1/2" IRON ROD FOUND BEARS N 00 DEG. 24' 49" W 54.55 FEET.

THENCE, LEAVING THE WESTERLY LINE OF LOT 2, AND OVER AND ACROSS LOT 2, WITH THE COMMON LINE BETWEEN THE COCKRELL TRACT AND THE GRIFALDO TRACT, S 89 DEG. 48' 13" E 183.99 FEET TO A 1/2" IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF JUREK LANE, BEING FOR THE MOST NORTHEASTERLY CORNER OF THIS TRACT, AND FROM WHICH ANOTHER 3/8" IRON ROD FOUND BEARS N 00 DEG. 22' 48" W 55.07 FEET.

THENCE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF JUREK LANE, S 00 DEG. 13' 53" E 55.08 FEET, TO THE PLACE OF BEGINNING, IN ALL CONTAINING 0.233 ACRES OF LAND.

FILED

DEC 29 2022

1:35pm Jh
Brenda Fietsam

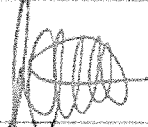
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

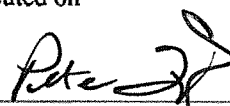
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.002, the Mortgage Servicer is authorized to collect the debt and to administer any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

Mortgage Research Center, LLC d/b/a Veterans United Home Loans, a Missouri Limited Liability Corporation
350 Highland Drive
Lewisville, TX 75067-4177

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Pete Florez, Megan L. Randle, Ebbie Murphy, Elizabeth Anderson whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR COVIOUS HOLDINGS, Substitute Trustee to act under and by virtue of said Deed of Trust.

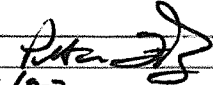
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

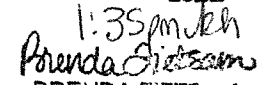
12.22.2022
Executed on _____

James E. Albertelli, P.A.
Phillip Traynor, Esq.
Gabrielle Davis, Esq.
Larissa Brito de Senna, Esq.
2201 W. Royal Ln, Suite 155
Irving, TX 75063

12/29/22
Executed on _____

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Pete Florez, Megan L. Randle, Ebbie Murphy,
Elizabeth Anderson
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12/29/22 I filed at the office of the Fayette County Clerk and caused to be posted at the Fayette County courthouse this notice of sale.

Declarants Name: 
Date: 12/29/22

FILED
DEC 29 2022
1:35pm

BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS