

FILED

APR 26 2024

1:45 PM

Brenda Fietsam Sm  
BRENDA FIETSAM  
CO. CLERK, FAYETTE CO., TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FAYETTE County  
Deed of Trust Dated: August 26, 2021  
Amount: \$437,000.00  
Grantor(s): JOEL DUTY and KEVI DUTY  
Original Mortgagee: FIRST CENTENNIAL MORTGAGE CORPORATION, A CORPORATION  
Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION  
Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342  
Recording Information: Document No. 21-06104  
Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: June 4, 2024 between the hours of 10:00 AM and 1:00 PM.  
Earliest Time Sale Will Begin: 10:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the FAYETTE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

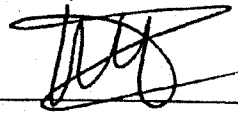
KRISTOPHER HOLUB OR PETE FLOREZ, MEGAN L. RANDLE, ROBERT RANDLE, EBBIE MURPHY, DYLAN RUIZ, AMY ORTIZ, JENNYFER SAKIEWICZ, DEBBY JURASEK OR DONALD GRAHAM have been appointed as Substitute Trustee(s). ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

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

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.

  
Anthony Alan Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2024-001594

  
Printed Name: Megan L. Randle  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

**HEARITIGE SURVEYING, CO.**

TIM. D. HEARITIGE  
727 West Point Loop  
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036  
Licensed State Land Surveyor  
Phone: (979)242-3485

August 26, 2004

**FIELD NOTE DESCRIPTION OF 2.486 ACRES OF LAND OUT OF THE ANDREW GRAHAM LEAGUE, ABSTRACT NO. 352 AND THE SAMUEL MILLETT LEAGUE, ABSTRACT NO. 70, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (2.499 ACRE) TRACT OF LAND CONVEYED TO WILLIAM GOFF AND PATSY GOFF IN A DEED AS RECORDED IN VOLUME 1218 PAGE 190 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at the point of intersection of the curving southeasterly right-of-way line of Texas State Highway 95, and the northeasterly property line of that certain (2.499 acre) tract of land conveyed to William Goff and Patsy Goff in a deed as recorded in Volume 1218 Page 190 of the Official Records of Fayette County, Texas, and being in the interior of that certain (74.86 acre) tract of land conveyed to Alvin Vinklerek and Winifred Vinklerek in a deed as recorded in Volume 375 Page 557 of the Official Records of Fayette County, Texas, and being for the most northerly corner of this tract, and from which a 1/2" iron pipe found bears S 35 deg. 27' 00" E 1.88 feet,

**THENCE**, leaving said right-of-way line, and with the northeasterly line of the Goff tract, S 35 deg. 27' 00" E 340.42 feet to a 60d nail set at the base of a fence corner post, being at the most easterly corner of the Goff tract, and being for the most easterly corner of this tract,

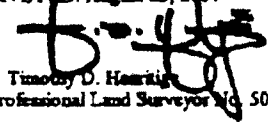
**THENCE**, with a fence along the southeasterly line of the Goff tract, S 52 deg. 39' 18" W 266.70 feet to a 1/2" iron pipe found at the base of a fence corner post, being at the most southerly corner of the Goff tract and being at the most southerly corner of this tract,

**THENCE**, with the fence along the southwesterly line of the Goff tract, N 48 deg. 22' 32" W 343.50 feet to a point of intersection of said southwesterly line of the Goff tract and the southeasterly right-of-way line of Highway 95, being for the most westerly corner of this tract and from which a 1/2" iron pipe found bears N 48 deg. 22' 32" W 1.88 feet,

**THENCE**, with the southeasterly right-of-way line of Highway 95, along a curve to the right, having a radius of 1849.65 feet, and a chord which bears N 48 deg. 49' 21" E 345.12 feet to the **PLACE OF BEGINNING**, in all containing 2.486 acres of land.

SURVEYED: August 25, 2004

BY:



Timothy D. Hearitige  
Registered Professional Land Surveyor No. 5036

see accompanying map no. C 120118



RECORDER'S MEMORANDUM:  
ALL OR PART OF THE TEXT ON THIS  
PAGE WAS NOT CLEARLY LEGIBLE  
FOR SATISFACTORY RECORDATION

EXHIBIT A  
Page 1 of 1 Pages

**HEARITIGE SURVEYING, CO.**

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August 26, 2004

**FIELD NOTE DESCRIPTION OF 7.514 ACRES OF LAND OUT OF THE ANDREW GRAHAM LEAGUE, ABSTRACT NO. 352 AND THE SAMUEL MILLETT LEAGUE, ABSTRACT NO. 70, IN FAYETTE COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (74.86 ACRE) TRACT OF LAND CONVEYED TO ALVIN VINKLAREK AND WINIFRED VINKLAREK IN A DEED AS RECORDED IN VOLUME 375 PAGE 557 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at the point of intersection of the curving southeasterly right-of-way line of Texas State Highway 95, and the northeasterly property line of that certain (2.499 acre) tract of land conveyed to William Goff and Patsy Goff in a deed as recorded in Volume 1218 Page 190 of the Official Records of Fayette County, Texas, and being in the interior of that certain (74.86 acre) tract of land conveyed to Alvin Vinklarek and Winifred Vinklarek in a deed as recorded in Volume 375 Page 557 of the Official Records of Fayette County, Texas, and from which a 1/2" iron pipe found bears S 35 deg. 27' 00" E 1.88 feet. -

**THENCE**, with the southeasterly right-of-way line of Highway 95, along a curve to the right, having a radius of 1849.65 feet, and a chord which bears N 55 deg. 41' 10" E 97.82 feet to a 1/2" iron rod set for the most northerly corner of this tract,

**THENCE**, leaving said right-of-way line and continuing in the interior of the Vinklarek tract, S 40 deg. 33' 28" E 797.19 feet to a 1/2" iron rod set for the most easterly corner of this tract,

**THENCE**, continuing in the interior of the Vinklarek tract, S 49 deg. 26' 34" W 540.00 feet to a 1/2" iron rod set for the most southerly corner of this tract,

**THENCE**, continuing in the interior of the Vinklarek tract, N 40 deg. 33' 28" W 791.25 feet to a 1/2" iron rod set in the curving southeasterly right-of-way line of Highway 95, being for the most westerly corner of this tract,

**THENCE**, with said right-of-way line of Highway 95, along a curve to the right, having a radius of 1849.55 feet, and a chord which bears N 41 deg. 56' 53" E 98.51 feet to a point at the intersection of said right-of-way line and the southwesterly line of the Goff tract, being for an angle in the northwesterly line of this tract, and from which a 1/2" iron pipe found bears N 48 deg. 22' 32" W 1.88 feet,

**THENCE**, with the Goff tract, S 48 deg. 22' 32" E 343.50 feet to a 1/2" iron pipe found, N 52 deg. 39' 18" E 266.70 feet to a 60d nail set, and N 35 deg. 27' 00" W 360.42 feet to the **PLACE OF BEGINNING**, so all containing 7.514 acres of land.

SURVEYED: August 25, 2004

BY:

Timothy D. Hearitige

Registered Professional Land Surveyor No. 5036

see accompanying map no. C 120118



BRENDA FIETSAM, COUNTY CLERK  
Stamp: 4 Page(s)



8/31/2021 2:37:01 PM  
STATE OF TEXAS  
COUNTY OF FAYETTE  
I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me and was duly  
RECORDED in the Volume and Page of the OFFICIAL RECORDS  
of Fayette County, Texas as stamped hereon above time.

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Page 1 of 1 Pages

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**THENCE**, leaving said right-of-way line, and with the northeasterly line of the Goff tract, S 35 deg. 27' 00" E 360.42 feet to a 60d nail set at the base of a fence corner post, being at the most easterly corner of the Goff tract, and being for the most easterly corner of this tract,

**THENCE**, with a fence along the southeasterly line of the Goff tract, S 52 deg. 39' 18" W 266.70 feet to a 1/2" iron pipe found at the base of a fence corner post, being at the most southerly corner of the Goff tract and being at the most southerly corner of this tract,

**THENCE**, with the fence along the southwesterly line of the Goff tract, N 48 deg. 22' 32" W 343.90 feet to a point of intersection of said southwesterly line of the Goff tract and the southeasterly right-of-way line of Highway 95, being for the most westerly corner of this tract and from which a 1/2" iron pipe found bears N 48 deg. 22' 32" W 1.88 feet,

**THENCE**, with the southeasterly right-of-way line of Highway 95, along a curve to the right, having a radius of 1849.65 feet, and a chord which bears N 48 deg. 49' 21" E 345.12 feet to the **PLACE OF BEGINNING**, in all containing 2.486 acres of land.

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### HEARITIGE SURVEYING, CO.

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BRENDA FIETSAM, COUNTY CLERK  
Stamp: 12 Page(s)



8/31/2021 2:37:26 PM  
STATE OF TEXAS  
COUNTY OF FAYETTE  
I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me and was duly  
RECORDED in the Volume and Page of the OFFICIAL RECORDS  
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Page 1 of 1 Pages