

FILED

C&M No. 44-22-0248/ FILE NOS

APR 12 2022

11:40 A.M.
Brenda A. Oldham
Brenda A. Oldham
BRENDA A. OLDSAM

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

CO. CLERK, FAYETTE CO., TEXAS

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 24, 2020 and recorded under Vol. 1946, Page 793, or Clerk's File No. 20-03703, in the real property records of FAYETTE County Texas, with Laurie Bucek a/k/a Laurie Bucek Oldham, a single woman as Grantor(s) and Jamolisim, LLC as to an undivided \$32,500 or 50% and Christopher T. Duncan, a Married Man as to an undivided \$35,500 or 50% as Original Mortgagee.

Deed of Trust executed by Laurie Bucek a/k/a Laurie Bucek Oldham, a single woman securing payment of the indebtedness in the original principal amount of \$65,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Laurie Bucek. Jamolisim, LLC and Christopher Duncan is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Source Capital Funding, Inc. is acting as the Mortgage Servicer for the Mortgagee. Source Capital Funding, Inc., is representing the Mortgagee, whose address is: 600 W Broadway Suite 700, San Diego, CA 92101.

Legal Description:

ALL THAT CERTAIN TRACT OR LOT OF LAND SITUATED IN THE CITY OF SCHULENBURG, IN FAYETTE COUNTY, TEXAS, 75 FEET BY 109 FEET, BEING ALL OF LOTS NOS. 14 AND 15, THE SOUTH ONE-HALF(1/2) OF LOT NO. 13, AND A PART OF LOT NO. 10, ALL BLOCK NO. 36, IN THE CITY OF SCHULENBURG, IN FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY ITS METES AND BOUNDS AS FOLLOWS AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 05/03/2022

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: FAYETTE County Courthouse, Texas at the following location: On the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North Main Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Megan L. Randle, Ebbie Murphy, Elizabeth Anderson, Pete Florez, Amy Jurasek, Rebecca Bolton, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 04/08/2022.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

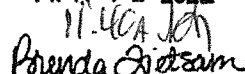
Posted and filed by: 

Printed Name: Pete Florez

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BRENDA FIETSAM

CO. CLERK, FAYETTE CO., TEXAS

EXHIBIT A

All that certain tract or lot of land situated in the City of Schulenburg, in Fayette County, Texas, 75 feet by 109 feet, being all of Lots Nos. 14 and 15, the south one-half (1/2) of Lot No. 13, and a part of Lot No. 10, all in Block No. 36, in the City of Schulenburg, in Fayette County, Texas, and being more particularly described by its metes and bounds as follows:

BEGINNING at the Southwest corner of said Lot No. 15;

THENCE North 75 feet to a stake;

THENCE East 109 feet to a stake;

THENCE South 75 feet to a stake set in alley;

THENCE West 109 feet to the place of beginning;

and being the same premises described in deed from George H Young et ux to Julian Headley et ux dated August 24, 1953 and recorded in Volume 268, Page 357 Deed Records of Fayette County, Texas.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

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CO. CLERK, FAYETTE CO., TEXAS