

JUN 06 2024

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

Our Case No. 24-01882-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**THE STATE OF TEXAS
COUNTY OF VAN ZANDT**Deed of Trust Date:**
June 19, 2017**Property address:**
130 VZ COUNTY RD 2803
MABANK, TX 75147**Grantor(s)/Mortgagor(s):**
CARON THURMAN, A SINGLE WOMAN**LEGAL DESCRIPTION:** Being all that certain lot, tract or parcel of land out of the S.C. Box Survey, Abstract No. 44, situated in Van Zandt County, Texas, and being that same tract of land conveyed by deed to Thomas Fredrick Smith, as recorded in Instrument No. 004555, of the Office of the Van Zandt County Clerk, and being more particularly described by metes and bounds as follows;

BEGINNING at a point for corner in the Southerly line of State Highway 198, and being in the called center of County Road No. 2803, and said corner being the Northeast corner of said Smith tract;

THENCE South (Control Line) with the East Line of said Smith Tract, and with the called center of said County Road No. 2803, a distance of 233.91 Feet To A PK Nail found for corner, said corner being the Southeast Corner of said Smith tract, and being the Northeast corner of a tract of land conveyed to by deed to Phillip Oliver, as recorded in Volume 1119, Page 835, of the Deed Records of Van Zandt County, Texas;

THENCE south 67 deg 34 min 00 sec West, with the common line of said Smith and Phillips tracts, a distance of 193.15 feet to an iron rod found for corner, said corner being the Southwest corner of said Smith tract, and being the Northwest corner of said Phillips tract, and said corner being the Southeast corner of a tract of land conveyed by deed to Ricky Fontenot and Sheila Teague, as recorded in volume 1664, page 17, of the Deed Records of Van Zandt County, Texas;

THENCE North 00 Deg 02 min 57 sec West, with the common line of said Smith and Fontenot/Teague tracts, a distance of 167.64 feet to an iron rod found for corner in the Southerly line of said state highway 198, said corner being the Northwest corner of said Smith tract, and being the Northeast corner of said Fontenot/Teague tract;

THENCE North 51 deg 55 min 28 sec East, with the Southerly line of State Highway 198, and with the North line of said Smith tract, a distance of 226.98 feet to the POINT OF BEGINNING, and containing 0.823 of an acre of land, more or less.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
SFCM, LP DBA SERVICE FIRST MORTGAGE COMPANY
ITS SUCCESSORS AND ASSIGNS**Earliest Time Sale Will Begin:** 10:00 AM**Current Mortgagee:**
PENNYMAC LOAN SERVICES, LLC**Date of Sale:** JULY 2, 2024**Property County:** VAN ZANDT**Original Trustee:** MICHAEL BURNS ATTORNEY AT
LAW**Recorded on:** June 23, 2017
As Clerk's File No.: 2017-005494
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC**Substitute Trustee:**
Randy Daniel, Cindy Daniel, Jim O'Bryant, Marinosci Law
Group PC**Substitute Trustee Address:**
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Randy Daniel, Cindy Daniel, Jim O'Bryant, Marinosci Law Group PC, as Substitute Trustee and assigns all powers and duties set aside to the said



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original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the **THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE** as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, June 3, 2024

MARINOSCI LAW GROUP PC

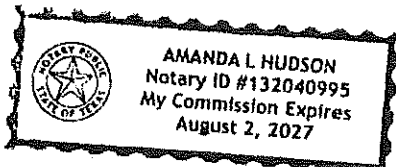
By: _____

[Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 3rd day of June 2024, personally appeared SAMMY HOODA, ✓ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



[Signature]
Notary Public for the State of TEXAS

My Commission Expires: 8-2-2027

Amanda Hudson
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 24-01882

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

JUN 06 2024

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALESUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

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: **October 4, 2022**

Grantor(s): **Jennifer Stringer and Steven Martinson, both unmarried**

Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services**

Original Principal: **\$277,874.00**

Recording Information: **2022-011852**

Property County: **Van Zandt**

Property: **BEING 0.500 ACRES OF LAND SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT 804, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF LOT 3, BLOCK E, CLEAR CREEK ESTATES, AS RECORDED IN GLIDE NO. 231A OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS. SAME BEING LOCATED AT 246 V.Z.C.R. 4831, BEN WHEELER.**

Property Address: **246 VZ County Road 4831
Ben Wheeler, TX 75754**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **Southwest Stage Funding, LLC dba Cascade Financial Services**

Mortgage Servicer: **Cascade Financial Services**

Mortgage Servicer Address: **2701 E Insight Way
Suite 150
Chandler, AZ 85286**

SALE INFORMATION:

Date of Sale: **July 2, 2024**

Time of Sale: **10:00 AM or within three hours thereafter.**

Place of Sale: **THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

Substitute Trustee: **Randy Daniel or Cindy Daniel or Jim O'Bryant, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act**

Substitute Trustee Address: **546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Randy Daniel, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 6-6-24, I filed at the office of the Van Zandt County Clerk to be posted at the Van Zandt County courthouse this notice of sale.

Declarant's Name: Randy Daniel

Date: 6-6-24

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

JUN 06 2024

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

Our Case No. 24-01882-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF VAN ZANDT

Deed of Trust Date:
June 19, 2017

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

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

LEGAL DESCRIPTION: Being all that certain lot, tract or parcel of land out of the S.C. Box Survey, Abstract No. 44, situated in Van Zandt County, Texas, and being that same tract of land conveyed by deed to Thomas Fredrick Smith, as recorded in Instrument No. 004555, of the Office of the Van Zandt County Clerk, and being more particularly described by metes and bounds as follows;

BEGINNING at a point for corner in the Southerly line of State Highway 198, and being in the called center of County Road No. 2803, and said corner being the Northeast corner of said Smith tract;

THENCE South (Control Line) with the East Line of said Smith Tract, and with the called center of said County Road No. 2803, a distance of 233.91 Feet To A PK Nail found for corner, said corner being the Southeast Corner of said Smith tract, and being the Northeast corner of a tract of land conveyed to by deed to Phillip Oliver, as recorded in Volume 1119, Page 835, of the Deed Records of Van Zandt County, Texas;

THENCE south 67 deg 34 min 00 sec West, with the common line of said Smith and Phillips tracts, a distance of 193.15 feet to an iron rod found for corner, said corner being the Southwest corner of said Smith tract, and being the Northwest corner of said Phillips tract, and said corner being the Southeast corner of a tract of land conveyed by deed to Ricky Fontenot and Sheila Teague, as recorded in volume 1664, page 17, of the Deed Records of Van Zandt County, Texas;

THENCE North 00 Deg 02 min 57 sec West, with the common line of said Smith and Fontenot/Teague tracts, a distance of 167.64 feet to an iron rod found for corner in the Southerly line of said state highway 198, said corner being the Northwest corner of said Smith tract, and being the Northeast corner of said Fontenot/Teague tract;

THENCE North 51 deg 55 min 28 sec East, with the Southerly line of State Highway 198, and with the North line of said Smith tract, a distance of 226.98 feet to the POINT OF BEGINNING, and containing 0.823 of an acre of land, more or less.

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

Earliest Time Sale Will Begin: 10:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: JULY 2, 2024

Property County: VAN ZANDT

Original Trustee: MICHAEL BURNS ATTORNEY AT
LAW

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

Substitute Trustee:
Randy Daniel, Cindy Daniel, Jim O'Bryant, Marinosci Law
Group PC

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

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

The current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Randy Daniel, Cindy Daniel, Jim O'Bryant, Marinosci Law Group PC, as Substitute



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original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the **THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE** as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, June 3, 2024

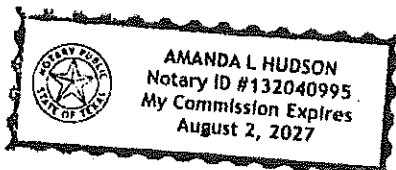
MARINOSCI LAW GROUP PC

By: 
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 3rd day of June 2024, personally appeared SAMMY HOODA, ✓ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: 8-2-2027

Amanda Hudson
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 24-01882

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

JUN 06 2024

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALESUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

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: **October 4, 2022**

Grantor(s): **Jennifer Stringer and Steven Martinson, both unmarried**

Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services**

Original Principal: **\$277,874.00**

Recording Information: **2022-011852**

Property County: **Van Zandt**

Property: **BEING 0.500 ACRES OF LAND SITUATED IN THE JOHN STEWART SURVEY, ABSTRACT 804, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF LOT 3, BLOCK E, CLEAR CREEK ESTATES, AS RECORDED IN GLIDE NO. 231A OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS. SAME BEING LOCATED AT 246 V.Z.C.R. 4831, BEN WHEELER.**

Property Address: **246 VZ County Road 4831
Ben Wheeler, TX 75754**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **Southwest Stage Funding, LLC dba Cascade Financial Services**

Mortgage Servicer: **Cascade Financial Services**

Mortgage Servicer Address: **2701 E Insight Way
Suite 150
Chandler, AZ 85286**

SALE INFORMATION:

Date of Sale: **July 2, 2024**

Time of Sale: **10:00 AM or within three hours thereafter.**

Place of Sale: **THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

Substitute Trustee: **Randy Daniel or Cindy Daniel or Jim O'Bryant, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act**

Substitute Trustee Address: **546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF 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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones

CERTIFICATE OF POSTING

My name is Randy Daniel, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 6-6-24, I filed at the office of the Van Zandt County Clerk to be posted at the Van Zandt County courthouse this notice of sale.

Declarant's Name: Randy Daniel

Date: 6-6-24

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

JUN 06 2024

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

24-179770

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: April 15, 2005	Original Mortgagor/Grantor: WILLIAM A. CURTIS, SR. AND HELEN JEAN CURTIS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1
Recorded in: Volume: 2024 Page: 568 Instrument No: 00017616	Property County: VAN ZANDT
Mortgage Servicer: SELECT PORTFOLIO SERVICING	Mortgage Servicer's Address: 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119-3284

* 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 \$59,500.00, executed by WILLIAM CURTIS SR and payable to the order of Lender.

Property Address/Mailing Address: 11220 GOSS STREET, WILLS POINT, TX 75169

Legal Description of Property to be Sold: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE ELIGIO ALVARADO SURVEY, ABSTRACT NO. 4, VAN ZANDT COUNTY, TEXAS AND BEING PART OF A 168.47 ACRE TRACT OF LAND CONVEYED TO R. D. DEEN, BY DEED RECORDED IN VOLUME 504, PAGE 133, DEED RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH DIAMETER IRON ROD SET AT THE SOUTHWEST CORNER OF A ONE HALF ACRE TRACT OF LAND CONVEYED TO TERRY DEWAYNE HAMILTON AND ELDON HAMILTON, BY DEED RECORDED IN VOLUME 1139, PAGE 703, DEED RECORDS, VAN ZANDT COUNTY, TEXAS SAID POINT BEING IN THE EAST LINE OF GOSS STREET;

THENCE E, ALONG THE SOUTH LINE OF SAID ONE HALF ACRE TRACT, A DISTANCE OF 272.00 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR CORNER;
THENCE S, A DISTANCE OF 160.00 FEET TO A 1/2 INCH DIAMETER IRON ROD SET AT THE NORTHEAST CORNER OF A 1 ACRE TRACT CONVEYED TO CAROL ANN MURREY, BY DEED RECORDED IN VOLUME 1347, PAGE 52, REAL RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE W, ALONG THE NORTH LINE OF SAID 1 ACRE TRACT, A DISTANCE OF 272.00 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR CORNER IN THE EAST LINE OF GOSS STREET;

THENCE N (DIRECTIONAL CONTROL PER VOLUME 1347, PAGE 52), ALONG SAID EAST LINE, A DISTANCE OF 160.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.999 OF AN ACRE.

BEING THE SAME LAND IN WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 9, 1999, FROM WINSTON E. MURREY AND WIFE, CAROL ANN MURREY TO TEDDY N. WIMBERLY AND WIFE, SUSAN KELLY WIMBERLY, RECORDED IN VOLUME 1536, PAGE 543, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS.



Date of Sale: July 02, 2024.

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1*, 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 NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1* 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 Mortgagee, 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.

/s/William Attmore

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