

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: January 04, 2022

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: WEST ENTRANCE DOOR TO THE LAMPASAS COUNTY COURTHOUSE 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 November 30, 2012 and recorded in Document CLERK'S FILE NO. 150152 real property records of LAMPASAS County, Texas, with JASON L MARTELL AND LAURA MARTELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JASON L MARTELL AND LAURA MARTELL, securing the payment of the indebtednesses in the original principal amount of \$147,283.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST XIII 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC  
15480 LAGUNA CANYON RD.  
SUITE 100  
IRVINE, CA 92618



**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 KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, DYLAN RUIZ, VIOLET NUNEZ, BEATRIZ SANCHEZ, EDWARD LUBY, NANCY PARKER, ROBERTA AVERY-HAMILTON, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, SARA EDGINGTON, THOMAS GILBRAITH, AUCTION.COM, JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the LAMPASAS County Clerk and caused to be posted at the LAMPASAS County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**

LEGAL DESCRIPTION FOR A TRACT OF LAND IN LAMPASAS COUNTY, TEXAS, PART OF THE S.T. TRAWEEK SURVEY, ABSTRACT NO. 707 AND BEING THE SAME TRACT DESCRIBED AS 12.49 ACRES IN A DEED TO PHILLIP A. LONG AND HEATHER J. KOGER-LONG RECORDED IN VOLUME 418, PAGE 412, DEED RECORDS OF LAMPASAS COUNTY, TEXAS.

BEGINNING AT A 5/8" IRON ROD FOUND IN THE NORTH LINE OF THE L. ROMANS BROWN 86.3 ACRE TRACT RECORDED IN VOLUME 380, PAGE 139 BEING THE SOUTHEAST CORNER OF THE RITA LYNN BROWN 225-5/6 ACRE TRACT RECORDED IN VOLUME 254, PAGE 330 AND THE SOUTHWEST CORNER OF THE LONG TRACT, FOR THE SOUTHWEST CORNER OF THIS.

THENCE N. 14 DEG. 11' 25" W., 1308.95 FEET (N. 14 DEG. 10' 00" W., 1309.91 FEET) WITH THE EAST LINE OF THE BROWN 225-5/6 ACRE TRACT TO A 1/2" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF THE RICKEY ABRAHAM 2.0 ACRE TRACT RECORDED IN VOLUME 359, PAGE 525 AND THE NORTHWEST CORNER OF THE LONG TRACT, FOR THE NORTHWEST CORNER OF THIS.

THENCE N. 70 DEG. 29' 21" E., 415.99 FEET (N. 70 DEG. 43' 35" E., 415.91 FEET) TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF THE JAMES PAUL PHILLIPS, ET UX 7.96 ACRE TRACT RECORDED IN VOLUME 444, PAGE 964 AND IN THE SOUTH LINE OF AN EXISTING 50.0 FOOT RIGHT OF WAY EASEMENT RECORDED IN VOLUME 418, PAGE 412 BEING THE NORTHWEST CORNER OF THE ROBERT L. CLARKSTON, JR., ET UX 12.5 ACRE TRACT RECORDED IN VOLUME 152, PAGE 743 AND THE NORTHEAST CORNER OF THE LONG TRACT, FOR THE NORTHEAST CORNER OF THIS.

THENCE S. 14 DEG. 08' 36" E., 1319.99 FEET (S. 14 DEG. 08' 36" E., 1319.89 FEET - BASE BEARING) TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF THE BROWN 86.3 ACRE TRACT BEING THE SOUTHWEST CORNER OF THE CLARKSTON TRACT AND THE SOUTHEAST CORNER OF THE LONG TRACT, FOR THE SOUTHEAST CORNER OF THIS.

THENCE S. 71 DEG. 59' 44" W., 414.03 FEET (S. 71 DEG. 56' 39" W., 414.58 FEET) TO THE PLACE OF BEGINNING CONTAINING 12.482 ACRES OF LAND ACCORDING TO MY SURVEY AND MY CALCULATIONS.

TOGETHER WITH AN EXISTING 50.0 FOOT WIDE RIGHT OF WAY EASEMENT RECORDED IN VOLUME 418, PAGE 412, DEED RECORDS OF LAMPASAS COUNTY, TEXAS AND SHOWN AS A CROSSHATCHED AND SHADED AREA ON ATTACHED SURVEY PLAT.

THE BEARINGS OF THIS LEGAL DESCRIPTION ARE BASED ON THE EAST LINE OF THE TRACT DESCRIBED AS 12.49 ACRES IN A DEED TO PHILLIP A. LONG AND HEATHER J. KOGER-LONG RECORDED IN VOLUME 418, PAGE 412, DEED RECORDS OF LAMPASAS COUNTY, TEXAS.

FILED  
21 day of Oct 20 21  
Connie Hartmann  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
BY [Signature] DEPUTY

## NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. 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 October 25, 2018 and recorded under Vol. 356, Page 711, or Clerk's File No. 174279, and Re-recorded on 04/02/2019 in Book 362, Page 791, Number # 176179, in the real property records of LAMPASAS County Texas, with Cathy H. Shepherd, an unmarried woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Solutions of Colorado, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Cathy H. Shepherd, an unmarried woman securing payment of the indebtedness in the original principal amount of \$123,838.00 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 Cathy H. Shepherd. MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS FINANCIAL 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. The Money Source Inc. is acting as the Mortgage Servicer for the Mortgagee. The Money Source Inc., is representing the Mortgagee, whose address is: 500 South Broad Street, Suite #100A, Meriden, CT 06450.

#### Legal Description:

BEING LOT ONE (1), BLOCK ONE (1), THE COTTAGES @ AVENUE F. NORTH, A SUBDIVISION IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET 2, SLIDE 126, PLAT RECORDS, LAMPASAS COUNTY, TEXAS.

### SALE INFORMATION

Date of Sale: 01/04/2022

Earliest Time Sale Will Begin: 12:00 PM

Location of Sale: The place of the sale shall be: LAMPASAS County Courthouse, Texas at the following location: At the west entrance to the Lampasas County Courthouse, 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 Michelle Jones, Angela Zavala, 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 12/01/2021.

/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:

Angela Zavala  
Angela Zavala

C&M No. 44-21-0771

FILED  
3rd day of Dec 2021  
Connie Star  
COUNTY CLERK, LAMPASAS COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

# 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: BEING LOT THIRTY-THREE (33), BLOCK D OF WESTERN HILLS ADDITION, A SUBDIVISION IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS, ACCORDING TO THE PLAT IN CABINET 1, SLIDE 83, PLAT RECORDS, LAMPASAS COUNTY, TEXAS.

**2. *Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 08/26/2010 and recorded in Document 142154 real property records of Lampasas County, Texas.

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

Date: 01/04/2022

Time: 01:00 PM

Place: Lampasas County, Texas at the following location: THE WEST ENTRANCE TO THE COUNTY COURTHOUSE 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 DANNA JEAN SEALE, provides that it secures the payment of the indebtedness in the original principal amount of \$195,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. *Order to Foreclose.*** NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Order from the 27th District Court of Lampasas County on 12/13/2019 under Cause No. 21500. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. *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 1230, 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  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

Certificate of Posting

I am \_\_\_\_\_ 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 \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Lampasas County Clerk and caused it to be posted at the location directed by the Lampasas County Commissioners Court.