

24-057

06/13/2024 11:32:29 AM Total Pages: 2 Fee: 4.00
Debbie Hollan, County Clerk - Waller County, TX



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WALLER County

Deed of Trust Dated: January 8, 2021

Amount: \$200,909.00

Grantor(s): KAYLEE SWORD and MEGEN SWORD

Original Mortgagee: LOANDEPOT.COM, LLC

Current Mortgagee: LOANDEPOT.COM, LLC

Mortgagee Address: LOANDEPOT.COM, LLC, 5465 LEGACY DRIVE, SUITE 400, PLANO, TX 75024

Recording Information: Document No. 2100809

Legal Description: LOT TWO (2) , BLOCK EIGHT (8) , OF FREEMAN RANCH SECTION THREE (3), A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2002355 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

Date of Sale: August 6, 2024 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WALLER 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.

AMY OIAN OR KATHLEEN ADKINS, EVAN PRESS, MATTHEW HANSEN, RAMIRO CUEVAS, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, JAMI GRADY, JAMI HUTTON, ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, MEGAN L. RANDLE, ROBERT RANDLE, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, DEBBY JURASEK, JENNYFER SAKIEWICZ, PETE FLOREZ, OR EBBIE MURPHY 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 Mortgagee, 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 Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-002109

Printed Name: Robert M. Randle
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED AND RECORDED

Instrument Number: 24-057

Filing and Recording Date: 06/13/2024 11:32:29 AM Pages: 2 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To: