FILED
AT 2 O'CLOCK P M

JUL 16 2024

00000010164671

Jennifer Denton
COUNTY CLERK, CORYELL CO., TEXAS

214 VISTA RD
GATESVILLE, TX 76528

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: August 06, 2024

   Time: The sale will begin at 10:00 AM or not later than three hours after that time.

   Place: THE NORTH DOOR OF THE CORYELL 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 January 07, 2012 and recorded in Document INSTRUMENT NO. 373403 real property records of CORYELL County, Texas, with MICHAEL SANCHEZ AND KIMBERLY P EDDINS, grantor(s) and KHOSROW SADEGHIAN, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by MICHAEL SANCHEZ AND KIMBERLY P EDDINS, securing the payment of the indebtednesses in the original principal amount of $45,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. KHOSROW SADEGHIAN 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. KAMY REAL PROPERTY TRUST, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o KAMY REAL PROPERTY TRUST
1213 BENT OAKS COURT
DENTON, TX 76210

214 VISTA RD
GATESVILLE, TX 76528

00000010164671

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 herby remove the original trustee and all successor substitute trustees and appoints in their steed DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, ANGELA COOPER, ANGELA COOPER, STOCKMAN FORECLOSURE SERVICES INC. 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 Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 07/16/2024 I filed at the office of the CORYELL County Clerk and caused to be posted at the CORYELL County courthouse this notice of sale.

Donna Stockman

Declarants Name: Donna Stockman

Date: 07/16/2024

214 VISTA RD
GATESVILLE, TX 76528

00000010164671

00000010164671

CORYELL

EXHIBIT "A"

LOT 15, VISTA II SUBDIVISION, CORYELL COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 5, PAGE 10, PLAT RECORDS, CORYELL COUNTY, CITY OF GATESVILLE, TEXAS, AS DESCRIBED IN A SPECIAL WARRANTY DEED, DATED FEBRUARTY 9, 2007, FROM KHOSROW SADEGHIAN, AS GRANTOR, TO JOHN AND EVONE GAINES, AS GRANTEE, AND RECORED AT CLERK'S INSTRUMENT NUMBER 219800, FILED IN THE REAL PROPERTY RECORDS OF CORYELL COUNTY, TEXAS, ON JULY 28, 2008, AND BEING MORE COMMONLY KNOWN AS 214 VISTA RD. GATESVILLE, CORYELL COUNTY, TEXAS 76528 (HEREINAFTER REFERRED TO AS THE PROPERTY).