

FILED  
AT 1:30 O'CLOCK P M

SEP 11 2020

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

## Notice of Substitute Trustee's Sale

**Date:** September 10, 2020

**Substitute Trustee:** W. RANDY HARRELL, ERIC STOEBNER or  
MIKE RUSSELL

**Substitute Trustee(s)' Addresses:** c/o Harrell, Stoebner & Russell, P.C.  
Attorneys at Law  
2106 Bird Creek Drive  
Temple, Texas 76502

**Mortgagee:** KAPSOON K. TAFFINDER

**Note:** Note dated October 20, 2009 in the amount of \$92,000.00

### **Deed of Trust**

**Date:** October 20, 2009

**Grantor:** GUILLERMO RODRIGUEZ and wife, MARIA ANGELINA  
MARQUEZ

**Mortgagee:** KAPSOON K. TAFFINDER

**Recording information:** The above referenced Deed of Trust is recorded under  
Instrument Number 231736, Official Public Records of  
Real Property of Coryell County, Texas.

### **Property:**

Lot Six (6), Block Five (5), of House Creek North Subdivision, Phase 2, Copperas  
Cove, Coryell County, Texas, as shown of record in Cabinet B, Slide 632, Plat  
Records of Coryell County, Texas.

The property is commonly known as 2406 Ryan, Copperas Cove, Texas 76522

**County:** Coryell

**Date of Sale (first Tuesday of the month):** Tuesday, October 6, 2020

**Earliest Time of Sale:** One o'clock p.m. (1:00 p.m.)

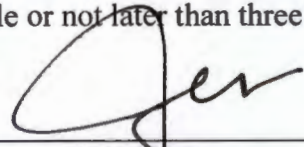
**Place of Sale:** The Coryell County Clerk's at the north door of the Coryell County Courthouse located at 620 East Main Street, Gatesville, Texas 76528, being the location designated by the Commissioner's Court for such sales.

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.

Mortgagee has appointed W. RANDY HARRELL, or ERIC STOEBNER, or MIKE RUSSELL as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute to offer the Property for sale toward the satisfaction of the Note.

**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.**

Notice is given that on the Date of Sale, Substitute will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash or acceptable certified funds, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



ERIC STOEBNER  
2106 BIRD CREEK DRIVE, TEMPLE, TEXAS  
76502

STATE OF TEXAS           §  
COUNTY OF BELL       §

This instrument was acknowledged before me this 10<sup>th</sup> day of September, 2020, by ERIC STOEBNER.



  
NOTARY PUBLIC, STATE OF TEXAS