

AT 8:05 FILED O'CLOCK A.M.

JUN 22 2023

1230 - 1232 GEORGETOWN RD  
COPPERAS COVE, TX 76522

*Jennifer Newton*  
COUNTY CLERK, CORYELL CO., TEXAS

0000009817347

**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 01, 2023

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 October 16, 2006 and recorded in Document INSTRUMENT NO. 200152 real property records of CORYELL County, Texas, with DAVID M SANDERS AND ANGELA M. SANDERS, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID M SANDERS AND ANGELA M. SANDERS, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$46,478.00, 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.

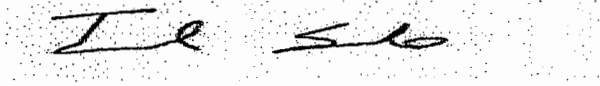
**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer 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 DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, OR 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 \_\_\_\_\_, 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 CORYELL County Clerk and caused to be posted at the CORYELL County courthouse this notice of sale.

\_\_\_\_\_

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

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

**EXHIBIT "A"**

LEGAL DESCRIPTION FOR A TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE W.H. DAVIS SURVEY, ABSTRACT NO. 276, AND BEING THE SAME TRACT DESCRIBED AS "SECOND" TRACT IN A DEED TO JERRY W. FRITZ RECORDED IN VOLUME 415, PAGE 211, DEED RECORDS OF CORYELL COUNTY, TEXAS, KNOWN AS PART OF LOT 6, BLOCK J, WESTVIEW ADDITION RECORDED IN VOLUME 1, PAGE 83, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF GEORGETOWN ROAD AND IN THE EAST LINE OF LOT 6 BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED AS "FIRST" TRACT IN A DEED TO JERRY W. FRITZ RECORDED IN VOLUME 415, PAGE 211 AND THE NORTHEAST CORNER OF THE "SECOND" TRACT, FOR THE NORTHEAST CORNER OF THIS.

THENCE S. 18 DEG. 04' 00" W., 92.00 FEET (S. 18 DEG. 04' W., 92 FEET- BASE BEARING) WITH THE WEST RIGHT OF WAY LINE OF GEORGETOWN ROAD TO A 1/2" IRON ROD SET IN THE NORTH LINE OF A DRAINAGE AREA AS SHOWN ON THE PLAT OF WESTVIEW ADDITION BEING THE SOUTHEAST CORNER OF LOT 6 AND THE SOUTHEAST CORNER OF THE "SECOND" TRACT, FOR THE SOUTHEAST CORNER OF THIS.

THENCE N. 86 DEG. 08' 34" W., 87.75 FEET (N. 85 DEG. 37' W., 88 FEET) WITH THE NORTH LINE OF THE DRAINAGE AREA TO A 1/2" IRON ROD SET BEING THE SOUTHEAST CORNER OF LOT 5, THE SOUTHEAST CORNER OF THE MARK A. SHELTON TRACT RECORDED IN VOLUME 295, PAGE 684, THE SOUTHWEST CORNER OF LOT 6, AND THE SOUTHWEST CORNER OF THE "SECOND" TRACT, FOR THE SOUTHWEST CORNER OF THIS.

THENCE N. 18 DEG. 00' 38" E., 113.98 FEET (N.18 DEG. 04' E.) TO A 3/8" IRON ROD FOUND IN THE EAST LINE OF LOT 5, IN THE EAST LINE OF THE JIM W. MAYFIELD TRACT RECORDED IN DOCUMENT NO. 101333, AND IN THE WEST LINE OF LOT 6, BEING THE SOUTHWEST CORNER OF THE "FIRST" TRACT AND THE NORTHWEST CORNER OF THE "SECOND" TRACT, FOR THE NORTHWEST CORNER OF THIS.

THENCE S. 71 DEG. 38' 07" E., 85.17 FEET TO THE PLACE OF BEGINNING CONTAINING 0.201 ACRE OF LAND ACCORDING TO MY SURVEY MY CALCULATIONS.

THE BEARINGS OF THIS LEGAL DESCRIPTION ARE BASE ON THE WEST RIGHT OF WAY LINE OF GEORGETOWN ROAD AS SHOWN ON THE PLAT OF WESTVIEW ADDITION RECORDED IN VOLUME 1, PAGE 83, PLAT RECORDS OF CORYELL COUNTY, TEXAS.