

October

Clk for Record in  
Robertson County  
Clk Rec 12 2022  
Tax 31.46 Taxes

RR 1  
BOX 1, PINEY WOOD LANE  
HEARNE, TX 77859

0000009584111

**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: October 04, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE ROBERTSON 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 September 30, 2004 and recorded in Document CLERK'S FILE NO. 20044864; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 20161680 real property records of ROBERTSON County, Texas, with REBEBBA TRUJILLO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by REBEBBA TRUJILLO, securing the payment of the indebtednesses in the original principal amount of \$45,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AJAX MORTGAGE LOAN TRUST 2021-G, MORTGAGE-BACKED SECURITIES, SERIES 2021-G, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE 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. GREGORY FUNDING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o GREGORY FUNDING LLC  
P.O. BOX 230579  
TIGARD, OR 97281

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 12th day of September, 2022 at 1:00 a.m.  
Stephanie M. Sanders, Robertson County Clerk

\_\_\_\_\_  
Stephanie M. Sanders

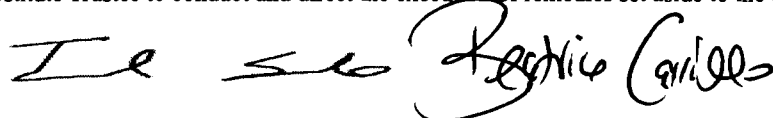


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**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE 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 BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY 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 ROBERTSON County Clerk and caused to be posted at the ROBERTSON County courthouse this notice of sale.

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

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

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ROBERTSON

**EXHIBIT "A"**

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE G.A. NIXON SURVEY, A-31, ROBERTSON COUNTY, TEXAS AND BEING ALL OF THAT 2.66 ACRE TRACT (CALLED 2.492 ACRES) CONVEYED TO JAMES W. KELLEY AND WIFE BARBARA E. KELLEY BY RAYMOND WILLIAM LINDEMAN, DEED RECORDED IN VOLUME 603, PAGE 653, OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS AND BEING DESCRIBED AS FOLLOWS:

BEGINNING; AT A 3/8" IRON ROD FOUND AT THE MOST WESTERLY COMMON CONER OF THIS TRACT AND THE ARDITH HAMILTON 1.57 ACRE TRACT (761/350); SAME BEING IN THE EAST LINE OF THE MRS. W. R. VAUGHN ESTATE (REMAINDER OF 255.00 ACRE TRACT (53/497));

THENCE: N 3° 59' 02" E- 299.11 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND VAUGHN ESTATE TRACT TO A 3/4" IRON PIPE FOUND AT THE MOST WESTERLY COMMON CORNER OF THIS TRACT AND THE ROY HENLY, JR. TRACT (840/729);

THENCE: N 69° 27' 13" E- 459.55 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID ROY HENLY JR. TRACT A 3/4" IRON PIPE FOUND IN THE EAST RIGHT-OF- WAY LINE OF PINEY WOOD LANE;

THENCE: S 14° 22' 36" E - 199.97 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF PINEY WOOD LANE TO A 5/8" IRON ROD FOUND FOR CORNER; SAID IRON ROD BEING ON THE NORTH RIGHT-OF-WAY LINE OF WOOD LANE;

THENCE: S 69° 26' 35 W -268.75 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF WOOD LANE TO A 3/8" IRON ROD FOUND FOR AN ELL CORNER FOR THE END OF SAID WOOD LANE;

THENCE: S 3° 04'46" W - 67.45 FEET ALONG THE END OF WOOD LANE TO A 5/8" IRON ROD WITH CAP SET FOR CORNER; SAID IRON ROD BEING ON THE NORTHWEST LINE OF ARDITH HAMILTON 1.57 ACRE TRACT (761/350);

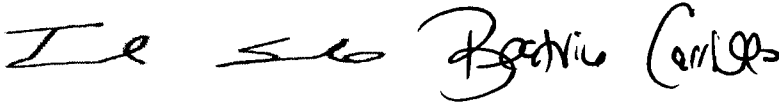
THENCE: S 66° 46' 42" W - 255.04 FEET ALONG THE COMMON LINE BETWEEN THIS TRACT AND SAID HAMILTON TRACT TO THE PLACE OF BEGINNING; AND CONTAINING 2.66 ACRES OF LAND, MORE OR LESS, ACCORDING TO A SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF DONALD D GARRETT, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 2972 ON SEPTEMBER 17, 2004

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TIGARD, OR 97281

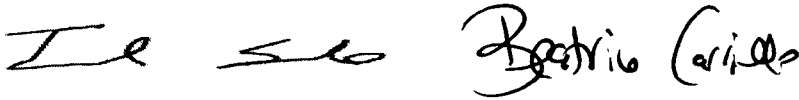


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