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**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> March 29, 2006	<b>Original Mortgagor/Grantor:</b> SEFERINO OJEDA AND ANDREA OJEDA
<b>Original Beneficiary / Mortgagee:</b> CENTEX HOME EQUITY COMPANY, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A
<b>Recorded in:</b> <b>Volume:</b> 02411 <b>Page:</b> 00152 <b>Instrument No:</b> 02601234	<b>Property County:</b> EASTLAND
<b>Mortgage Servicer:</b> NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd, Coppell, TX 75019

\* 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 property securing the above referenced loan.

**Secures:**Note in the original principal amount of \$145,350.00, executed by ANDREA OJEDA; SAFERINO OJEDA and payable to the order of Lender.

**Property Address/Mailing Address:** 202 COUNTRY ROAD 464, EASTLAND, TX 76448

**Legal Description of Property to be Sold:** BEING A SURVEY OF REAL PROPERTY AND IMPROVEMENTS SITUATED ON A 21.869 ACRE TRACT OF LAND CONSISTING OF 19.843 ACRES OUT OF AND PART OF LOT 38 AND 2.026 ACRES OUT OF AND PART OF LOT 39, MCLENNAN COUNTY SCHOOL LAND SURVEY, LEAGUES 3 AND 4, ABSTRACT NO. 367, EASTLAND COUNTY, TEXAS, SAID LAND BEING FORMERLY DESCRIBED AS A 22.79 ACRE TRACT IN A DEED TO VERNON MAHAN, ET UX. RECORDED IN VOLUME 590 PAGE 328, DEED RECORDS OF EASTLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT A FENCE CORNER POST AT THE NORTHWEST CORNER OF LOT 38, MCLENNAN COUNTY SCHOOL LAND SURVEY, LEAGUES 3 & 4 AND THE NORTHWEST CORNER OF VERNON MAHAN, ET UX. 22.79 ACRE TRACT, SAME BEING IN THE EAST LINE OF LOT 43 AND THE EAST LINE OF R T. INVESTMENTS, INC. 96.488 ACRE TRACT DESCRIBED IN VOLUME 2349 PAGE 57, OFFICIAL PUBLIC RECORD, PF EASTLAND COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF A 29.12 ACRE TRACT CONVEYED TO RON MAYFIELD RECORDED IN VOLUME 2322 PAGE 272, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE S 89° 27' 05" E, 1344.25 FEET WITH AN EXISTING FENCE LINE ON THE NORTH LINE OF DESCRIBED TRACT AND LOT 38, MCLENNAN COUNTY SCHOOL LAND SURVEY, SAME BEING THE NORTH LINE OF VERNON MAHAN, ET UX. 22.79 ACRE TRACT, ALSO BEING THE SOUTH LINE OF LOT 42, MCLENNAN COUNTY SCHOOL LAND SURVEY AND SOUTH LINE OF RON MAYFIELD 29.12 ACRE TRACT, TO A TXDOT. TYPE II CONCRETE MONUMENT FOUND AT ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NO. 2214, FOR THE NORTHEAST



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CORNER OF THIS DESCRIBED TRACT;

THENCE S 20° 18' 34" E, 99.51 FEET WITH THE NORTHERLYMOST EAST LINE OF DESCRIBED TRACT AND WEST RIGHT OF WAY LINE OF FARM TO MARKET ROAD NO. 2214, TO A TXDOT. TYPE II CONCRETE MONUMENT FOUND FOR THE EASTERLYMOST SOUTHEAST CORNER OF THIS DESCRIBED TRACT AND CURRENT NORTHEAST CORNER OF LOT 1, LYNN W. ADAMS LAKE FRONT SUBDIVISION., AS PER THE OFFICIAL PLAT OF SAID SUBDIVISION FILED OF RECORD IN SLIDE 114, PLAT CABINET RECORDS OF EASTLAND COUNTY, TEXAS.

THENCE S 89° 07' 03" W, 157.82 FEET WITH AN EXISTING FENCE LINE ON THE EASTERLYMOST SOUTH LINE OF DESCRIBED TRACT AND NORTH LINE OF LOT 1, LYNN W. ADAMS LAKE FRONT SUBDIVISION, TO A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF LOT 1, LYNN W. ADAMS LAKE FRONT SUBDIVISION, TO A 1" FOR AN INTERIOR CORNER OF THIS DESCRIBED TRACT;

THENCE S 19° 22' 12" E, 512.00 FEET WITH AN EXISTING FENCE LINE ON THE EAST LINE OF DESCRIBED TRACT AND EAST LINE OF VERNON MAHAN 22.79 ACRE TRACT, SAME BEING THE WEST LINE OF LOT 1, LYNN W. ADAMS LAKE FRONT SUBDIVISION, TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT;

THENCE S 04° 32' 35" E, 369.89 FEET WITH AN EXISTING FENCE LINE ON THE EAST LINE OF DESCRIBED TRACT AND EAST LINE OF VERNON MAHAN 22.79 ACRE TRACT, SAME BEING THE WEST LINE OF LOT 1, LYNN W. ADAMS LAKE FRONT SUBDIVISION, TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET IN THE NORTH LINE OF EASTLAND COUNTY ROAD NO. 464, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE WITH THE SOUTH LINE OF DESCRIBED TRACT AND VERNON MAHAN 22.79 ACRE TRACT, SAME BEING THE NORTH LINE OF EASTLAND COUNTY ROAD. NO. 464, AS FOLLOWS: S 88° 49' 48" W 197.10 FEET TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET; THENCE N 81° 46' 12" W 90.80 FEET TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET; THENCE N 73° 45' 12" W 377.70 FEET TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET; THENCE N 56° 06' 12" W 98.90 FEET TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET; THENCE N 41° 06' 12" W 157.90 FEET TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET; THENCE N 52° 49' 12" W 98.60 FEET TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET; THENCE N 62° 36' 12" W 79.960 FEET TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET; AND THENCE N 53° 49' 12" W AT 527.80 FEET PASSING A 1/2" REBAR WITH SURVEY CAP # 5085 SET AT THE END. OF EASTLAND COUNTY ROAD NO. 464, AND AT 639.20 FEET A 1/2" REBAR WITH SURVEY CAP # 5085 SET AT ITS INTERSECTION WITH THE WEST LINE OF LOT 38 AND VERNON MAHAN, ET. UX. 22.79 ACRE TRACT, SAME BEING THE EAST LINE OF LOT 43 AND EAST LINE OF BLOCK 5, HALLENBECK AND WHITE SHORE LINE LOTS, AS PER THE OFFICIAL PLAT OF SAID SUBDIVISION FILED OF RECORD IN SLIDE 63, PLAT CABINET RECORDS OF EASTLAND COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE N 21 30' 14" E, 27.38 FEET WITH THE WEST LINE OF DESCRIBED TRACT AND LOT 38, MCLENNAN COUNTY SCHOOL LAND SURVEY, SAME BEING THE WEST LINE OF VERNON MAHAN, ET. UX. 22.79 ACRE TRACT, ALSO BEING THE EAST LINE OF LOT 43, MCLENNAN COUNTY SCHOOL LAND SURVEY AND EAST LINE OF BLOCK 5, HALLENBECK AND WHITE SHORE LINE LOTS, TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF A 96.488 ACRE TRACT CONVEYED TO R.T. INVESTMENTS, INC., RECORDED IN VOLUME 2349 PAGE 57, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS, FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT;

THENCE N 22° 14' 09" E, 186.43 FEET WITH THE WEST LINE OF DESCRIBED TRACT AND LOT 38,

MCLENNAN COUNTY SCHOOL LAND SURVEY, SAME BEING THE WEST LINE OF VERNON MAHAN, ET UX. 22.79 ACRE TRACT, ALSO BEING THE EAST LINE OF LOT 43, MCLENNAN COUNTY SCHOOL LAND SURVEY AND EAST LINE OF R. T. INVESTMENTS, INC., 96.488 ACRE TRACT; TO THE PLACE OF BEGINNING AND CONTAINING 21.869 ACRES OF LAND.

<b>Date of Sale:</b> February 07, 2023	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A*, the owner and holder of the Note, has requested Terry Browder, Laura Browder or Marsha Monroe whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2006-A* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Terry Browder, Laura Browder or Marsha Monroe whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Terry Browder, Laura Browder or Marsha Monroe whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



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SUBSTITUTE TRUSTEE

Terry Browder, Laura Browder or Marsha Monroe OR  
Terry Browder, Laura Browder, Marsha Monroe or  
Jamie Osborne, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112