

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: 06/03/2025

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Rockwall County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/02/2005 and recorded in the real property records of Rockwall County, TX and is recorded under Clerk's File/Instrument Number 00322138, Volume 3886, Page 126, with Toni L. Thomas (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Steelman Financial. LTD., by its general partner, TXL Management Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Toni L. Thomas, securing the payment of the indebtedness in the original amount of \$171,360.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Regions Bank, N.A., is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 24, BLOCK D, OF SOUTHVIEW VILLAGE PH 1, AN ADDITION TO THE CITY OF FATE, ROCKWALL COUNTY, TEXAS., ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDE 239, OF THE PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.

FILED FOR RECORD
ROCKWALL CO. TEXAS

2025 APR 24 PM 12:13

JENNIFER FOGG
ROCKWALL COUNTY CLERK

BY  DEPUTY

FILED FOR RECORD
ROCKWALL CO. TEXAS
2025 APR 24 PM 12:12
JENNIFER FOGG
ROCKWALL COUNTY CLERK
BY _____ DEPUTY

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Regions Bank, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Regions Bank
1900 Fifth Avenue North
Birmingham, AL 35203

Donna Stockman

SUBSTITUTE TRUSTEE

Randy Daniel, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Donna Stockman, Michelle Schwartz
1320 Greenway Drive, Suite 300
Irving, TX 75038

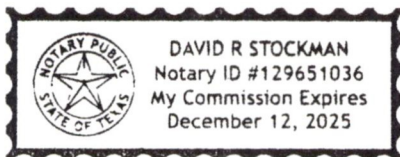
STATE OF Tejas
COUNTY OF Parker

Before me, the undersigned authority, on this day personally appeared Donna Stockman, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of April, 2025.

David R. Stockman

NOTARY PUBLIC in and for



_____ COUNTY
My commission expires: _____
Print Name of Notary: _____

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 4/24/25 I filed at the office of the Rockwall County Clerk and caused to be posted at the Rockwall County courthouse this notice of sale.

Donna Stockman
Declarants Name: Donna Stockman
Date: 4/24/25