

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.

2025 JUN -5 AM 10:08

JENNIFER FOGG
ROCKWALL COUNTY CLERK
BY  DEPUTY

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 1st day of July, 2025
Time: 12pm or not later than three hours after that time
Place: AT THE AREA IMMEDIATELY OUTSIDE ON THE FRONT STEPS OF THE ROCKWALL COUNTY COURTHOUSE, LOCATED AT 1111 YELLOWJACKET LANE, IN ROCKWALL, ROCKWALL COUNTY, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Rockwall County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: June 30, 2004
Grantor(s): Jennifer L. Satterfield, a married person joined herein by James D. Satterfield
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Integrity Mortgage Corporation of Texas, its successors and assigns
Original Principal: \$171,950.00
Recording Information: Deed Inst.# 00307729,
Current Mortgagee/Beneficiary: Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-3
Secures: The Promissory Note (the "Note") in the original principal amount of \$171,950.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Rockwall
Property Description: (See Attached Exhibit "A")
Property Address: 325 Northstar Drive, Royse City, TX 75189
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

SUBSTITUTE TRUSTEE(S):

Coury Jacocks, Rob Peebles, Randy Daniel or Cindy Daniel or Jim O'Bryant

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Randy Daniel whose address is 14800 Lakewood Blvd. I declare

under penalty perjury that I filed and/or recorded this Notice of Foreclosure Sale at the office of the Rockwall
County Clerk and caused it to be posted at the location directed by the Rockwall County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

BEING LOT 23, IN BLOCK A, OF STARLIGHT RANCH, AN ADDITION TO THE CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 136, MAP RECORDS, ROCKWALL COUNTY, TEXAS