

FILED FOR RECORD  
ROCKWALL CO. TEXAS

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108 CEDAR VIEW DRIVE  
ROCKWALL, TX 75080

JENNIFER FOGG  
ROCKWALL COUNTY CLERK

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE  
BY  DEPUTY

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: December 07, 2021

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE AREA IMMEDIATELY OUTSIDE THE FRONT STEPS OF THE ROCKWALL COUNTY COURTHOUSE, LOCATED AT 1111 YELLOWJACKET LN, ROCKWALL 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 February 26, 2001 and recorded in Document VOLUME 02125, PAGE 00187; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 20160000017879 real property records of ROCKWALL County, Texas, with HECTOR MARTINEZ AND SYLVIA MARTINEZ, grantor(s) and SUMMIT MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HECTOR MARTINEZ AND SYLVIA MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$75,110.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC  
1600 SOUTH DOUGLASS ROAD  
SUITE 200-A  
ANAHEIM, CA 92806



**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 RANDY DANIEL OR CINDY DANIEL OR JIM O'BRYANT BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, GUY WIGGS, DONNA STOCKMAN, MICHELLE SCHWARTZ 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 Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-21-21 I filed at the office of the ROCKWALL County Clerk and caused to be posted at the ROCKWALL County courthouse this notice of sale.

Declarants Name: Michelle Pangle  
Date: 10-21-21

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ROCKWALL

**EXHIBIT "A"**

LOT 24, BLOCK E, OF POINT ROYAL ESTATES, SECOND ADDITION, AN ADDITION IN ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 87, PLAT RECORDS OF ROCKWALL COUNTY, TEXAS.