

FILED FOR RECORD
ROCKWALL CO. TEXAS

21 NOV 29 AM 11:48

628 ARCADIA DR
ROCKWALL, TX 75087

JENNIFER FOGG
ROCKWALL COUNTY CLERK

00000009347436

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: January 04, 2022

Time: The sale will begin at 10:00 AM 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 July 23, 2014 and recorded in Document CLERK'S FILE NO. 20140000010454 real property records of ROCKWALL County, Texas, with DOUGLAS QUAGLIANA, grantor(s) and CREDIT UNION OF TEXAS, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DOUGLAS QUAGLIANA, securing the payment of the indebtednesses in the original principal amount of \$239,430.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CREDIT UNION OF TEXAS 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. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.
2626 WEST FREEWAY
BUILDING B
FORT WORTH, TX 76102



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 JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL 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.



Ryan Bourgeois

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 11-29-21 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: 11-29-21

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ROCKWALL

EXHIBIT "A"

LOT 12, BLOCK Q OF THE PRESERVE, PHASE 3, SUBDIVISION OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET G, SLIDE 193, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.