

FILED FOR RECORD

AUG 10 2023

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAN ZANDT County

Deed of Trust Dated: April 28, 2006

Amount: \$142,400.00

Grantor(s): DARREN RANDALL GRIMES

Original Mortgagee: ACCREDITED HOME LENDERS, INC.

Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2006-2 ASSET BACKED NOTES

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 00032231

Legal Description: SEE EXHIBIT A

WHEREAS DARREN RANDALL GRIMES is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on April 19, 2023 under Cause No. 22-00167 in the 294 Judicial District Court of VAN ZANDT County, Texas

Date of Sale: October 3, 2023 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VAN ZANDT County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DARLA BOETTCHER, DANA KAMIN, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIONNA HADNOT, TIFFINEY BRUTON, DAVID RAY OR CINDY DANIEL have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-002671

Printed Name: Randy Daniel

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in Van Zandt County, Texas, on the W. S. GOSSETT SURVEY, Abstract No. 294, and being all of the called 4.989 acre tract conveyed to Darren Randall Grimes and wife, Tammy Grimes, by Thomas B. Carpenter, Jr., Trustee of the Carpenter Property Trust, by deed dated June 30, 1990, and recorded in Volume 1205, page 474, of the Real Records of Van Zandt County, Texas. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3" x 3" concrete monument found at the Northwest corner of the called 4.989 acre tract, at the Southwest corner of the Jesse Cooper 4.50 acre Second Tract recorded in Volume 808, page 397, and in the East margin of State Highway 19;

THENCE North 88 degrees 23 minutes East 648.51 feet to a 60d nail set at a fence corner at the Northeast corner of the called 4.989 acre tract, the Southeast corner of the 4.50 acre tract and in the West line of the Jesse Cooper 77.77 acre Tract One recorded in Volume 808, page 397;

THENCE South 00 degrees 43 minutes East, along fence, 344.33 feet to a 3" x 3" concrete monument found at the Southeast corner of the called 4.989 acre tract and the Northeast corner of the residue of a 9.10 acre tract recorded in Volume 478, page 125; WITNESS: Found 24" post oak North 80 degrees West 2.4 feet, found 14" sweet gum North 7.0 feet;

THENCE South 88 degrees 19 minutes 22 seconds West 622.77 feet to a 3" x 3" concrete monument found at the Southwest corner of the called 4.989 acre tract, the Northwest corner of the residue of the 9.10 acre tract and in the East margin of State Highway 19; WITNESS: Found 18" sweet gum North 65 degrees East 5.2 feet, found 18" sweet gum North 15 degrees West 3.4 feet;

THENCE North 05 degrees 00 minutes West, along line of directional control and the East margin of State Highway 19, 345.54 feet to the place of beginning, containing 5.029 acres of land, more or less.