

23-02459
1041 FANNIN ST, ABILENE, TX 79603

OCT 05 2023

Brandi DeRemer
County Clerk Taylor County, Texas
Deputy

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:
See attached Exhibit A
- Security Instrument:** Deed of Trust dated October 25, 2021 and recorded on October 25, 2021 at Instrument Number 2021-24034 in the real property records of TAYLOR County, Texas, which contains a power of sale.
- Sale Information:** November 7, 2023, at 1:00 PM, or not later than three hours thereafter, at the area of the entrance to the lobby of the southeast entrance and the adjacent exterior upper porch area of the Taylor County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by KX WEALTH FUND I, LLC AND SHILOH BOONE LASATER secures the repayment of a Note dated October 25, 2021 in the amount of \$242,250.00. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR B4 RESIDENTIAL MORTGAGE TRUST, whose address is c/o Fay Servicing, LLC, 8001 Woodland Center Blvd, Suite 100, Tampa, FL 33614, is the current mortgagee of the Deed of Trust and Note and Fay Servicing, LLC is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



Filed and Recorded: 10/05/2023 08:24:30 AM
2023-16631 NOTICE TRUSTEES SALE Total Pages: 3
Brandi DeRemer, County Clerk

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

~~Substitute Trustee(s): Terry Browder~~ Laura Browder,
Marsha Monroe, Jonathan Schendel, Ramiro Cuevas,
Kristopher Holub, Lisa Bruno, Dana Kamin, Jamie
Osborne and ServiceLink employees included but not
limited to those listed herein.

c/o De Cubas & Lewis, P.C.
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TAYLOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Unofficial

COPY

EXHIBIT "A"
LEGAL PROPERTY DESCRIPTION

TRACT 1: 1041 Fannin St

Lot 6, Block H, A.J. Eder Replat of the East 1/2 of Block J and K and the West 1/2 of Block L and H, Replat of Western Heights Addition to the City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Volume 2, Page 405, Plat Records of Taylor County, Texas.

TRACT 2: 1749 N 11TH St

Lot 19, Block B, HIGHLAND TERRACE, an Addition to the City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Volume 1, Page 153, Plat Records, Taylor County, Texas.

TRACT 3: 1949 Shelton St

Lot 16, Block 27, SEARS PARK ADDITION to the City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Volume 1, Page 534, Plat Records of Taylor County, Texas.

APN: 68266

For Informational Purposes Only:

Property Type:	Residence (1-4 Families)
Association Name:	
Address:	1041 Fannin Street, Abilene, TX 79603
County:	Taylor
Tax Account No.:	

THE STATE OF TEXAS

COUNTY OF TAYLOR

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Official Public Records of Taylor County

2023-16631 NTS
10/05/2023 08:24:30 AM Total Fees: \$23.00



Brandi DeRemer

Brandi DeRemer, County Clerk
Taylor County, TX