

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

2024 OCT 24 PM 2:34

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.

Matter No.: 123440-TX

Date: October 17, 2024

County where Real Property is Located: Rains

ORIGINAL MORTGAGOR: KATHY RODEN AND KEITH RODEN, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR FIRST FINANCIAL FREEDOM
MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: FLAGSTAR BANK, N.A.

MORTGAGE SERVICER: Flagstar Bank, N.A

DEED OF TRUST DATED 2/18/2010, RECORDING INFORMATION: Recorded on 3/5/2010, as Instrument No. 000386 in Book 522 Page 0790 and later modified by a loan modification agreement recorded as Instrument 2017-2354 on 10/27/2017

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING A PART OF THE MARGARET TOLLETT SURVEY, ABSTRACT NO. 229, AND BEING ALL OF LOTS 58 & 59, OF THE BLUEWATER ON TAWAKONI, RAINS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION TO THE SHORES OF LAKE TAWAKONI, AS THE SAME APPEARS OF RECORD IN VOLUME 1, PAGE 23, OF THE REAL RECORDS AND THE "REVISED" PLAT THEREOF AS RECORDED IN VOLUME 5, PAGE 75 OF THE PLAT RECORDS OF RAINS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/3/2024**, the foreclosure sale will be conducted in **Rains** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees, who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Flagstar Bank, N.A is acting as the Mortgage Servicer for FLAGSTAR BANK, N.A. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Flagstar Bank, N.A, as Mortgage Servicer, is representing the Mortgagee, whose address is:

FLAGSTAR BANK, N.A.
c/o Flagstar Bank, N.A
5151 Corporate Drive
Troy, Michigan 48098-2639



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 property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE HARRIETT FLETCHER, ROBERT LAMONT, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, TONYA WASHINGTON, MISTY MCMILLAN, AUCTION.COM, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
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San Diego, California 92108

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FAX #: 619-590-1385
Phone: (866) 931-0036

Harriett Fletcher
Posted by Harriett Fletcher, October 24, 2024