

242 CLUB PARK CT
EAST TAWAKONI, TX 75472

FILED FOR RECORD

2025 OCT 14 PM 1:04

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

WANDA SAATCHI
COUNTY CLERK
RAINS COUNTY, TEXAS

m. Hargan

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: November 04, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE WEST SIDE OF THE RAINS COUNTY COURTHOUSE 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 January 24, 2022 and recorded in Document INSTRUMENT NO. 2022-0309 real property records of RAINS County, Texas, with JESSIE JAMES TAYLOR, AN UNMARRIED MAN, AND NASTASSIA C RUFFINO, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JESSIE JAMES TAYLOR, AN UNMARRIED MAN, AND NASTASSIA C RUFFINO, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$137,175.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



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 SUE SPASIC , ZORAN W. SPASIC, ROBERT LAMONT, SHERYL LAMONT, HARRIET FLETCHER, RONNIE HUBBARD, SHARON ST. PIERRE OR ALLAN JOHNSTON 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the RAINS County Clerk and caused to be posted at the RAINS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN MARGARET TOLLETT LEAGUE SURVEY, ABSTRACT NO. 229, CITY OF EAST TAWAKONI, RAINS COUNTY, TEXAS, AND BEING KNOWN AS LOT 5 AND LOT 6 OF WHISPERING OAKS CLUB PARK ADDITION, AN ADDITION TO RAINS COUNTY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 140, PAGE 524 OF THE DEED RECORDS OF RAINS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT OF WAY OF OAK LEAF TRAIL AT THE SOUTHWEST CORNER LOT 6 AND THE NORTHWEST CORNER OF LOT 7;

THENCE NORTH (BASES OF BEARING) WITH THE SAID EAST RIGHT OF WAY, A DISTANCE OF 74.99 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF LOT 6, AND THE SOUTHWEST CORNER OF LOT 5, SAID POINT ALSO BEING AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE IN A NORTHWEST DIRECTION WITH THE EAST LINE OF OAK LEAF TRAIL AND WITH SAID CURVE HAVING A CENTRAL ANGLE OF 08 DEG. 43 MIN. 44 SEC., A RADIUS OF 328.20 FEET, A CHORD BEARING OF N. 04 DEG. 21 MIN. 52 SEC. W., A CHORD DISTANCE OF 49.91 FEET, AND AN ARC LENGTH OF 50.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "STOVALL & ASSOC." FOR CORNER AT THE NORTHWEST CORNER OF LOT 5, AND THE SOUTHWEST CORNER OF LOT 4;

THENCE N. 66 DEG. 17 MIN. 55 SEC. E. WITH THE NORTH LINE OF LOT 5 AND LOT 4 A DISTANCE OF 185.69 FEET TO A 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED STOVALL & ASSOC FOR CORNER IN THE WEST RIGHT OF WAY OF CLUB PARK COURT AND AT THE NORTHEAST CORNER OF SAID LOT 5, AND AT THE SOUTHEAST CORNER OF LOT 4, ALSO BEING AT THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY AND NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGEL OF 26 DEG. 44 MIN. 18 SEC., A RADIUS OF 150.00 FEET, A CHORD BEARING OF S. 08 DEG. 48 MIN. 02 SEC. E., A CHORD DISTANCE OF 69.37 FEET AND ARC LENGTH OF 70.00 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF LOT 5, AND AT THE NORTHEAST CORNER OF LOT 6, SAID POINT ALSO BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY AND ALONG CURVE TO RIGHT HAVING CENTRAL ANGLE OF 52 DEG. 25 MIN. 28 SEC. A RADIUS OF 50.00 FEET A CHORD BEARING S 04 DEG. 02 MIN. 03 SEC. W., A CHORD DISTANCE OF 44.16 FEET AND AN ARC DISTANCE OF 45.73 FEET TO A 3/8 IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF LOT 6 AND AT THE NORTHEAST OF LOT 7;

THENCE S. 63 DEG. 27 MIN. 23 SEC. W. WITH THE SOUTH LINE OF LOT 6 AND THE NORTH LINE OF LOT 7 A DISTANCE OF 195.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.48 ACRES OF LAND.