

STACEY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
DEPUTY

### Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> November 7, 2024	<b>Original Mortgagor/Grantor:</b> IDALIA MONCADA
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR DEEPHAVEN MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2022-1
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2024000139486	<b>Property County:</b> COLLIN
<b>Mortgage Servicer:</b> SELENE FINANCE LP	<b>Mortgage Servicer's Address:</b> 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

\* 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.

**Secures:** Note in the original principal amount of \$264,000.00, executed by IDALIA MONCADA and payable to the order of Lender.

**Property Address/Mailing Address:** 1319 PARKER RD, ST PAUL, TX 75098

**Legal Description of Property to be Sold:** BEING A PORTION OF TRACT 1, SITUATED IN THE M. PHENLAND SURVEY, ABSTRACT NO. 1059, IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS AND BEING THE SOME PORTION OF LAND DESCRIBED IN DEED TO DONALD AVRIT ET AL, RECORDED IN INSTRUMENT NO. 20181113001404290, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH YELLOW CAPPED IRON ROD SET FOR CORNER IN PRIVATE ROAD 5311, AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SALVADOR A. FRANCO AND JENNIFER FRANCO HUSBAND AND WIFE, RECORDED IN INSTRUMENT NO. 20191025001347060 (D.R.C.C.T.) AND AT THE NORTHEAST CORNER OF SAID TRACT 1;

THENCE NORTH 89 DEGREES 41 MINUTES 21 SECONDS EAST, A DISTANCE OF 133.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE INTERSECTION OF SAID PRIVATE ROAD AND THE PRESENT WEST LINE OF PARKER ROAD;

THENCE SOUTH 01 DEGREES 23 MINUTES 17 SECONDS WEST, A DISTANCE OF 133.72 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SAID PRESENT LINE OF PARKER ROAD;



THENCE SOUTH 03 DEGREES 06 MINUTES 23 SECONDS WEST, WITH THE SAID PRESENT LINE OF PARKER ROAD, DISTANCE OF 22.08 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO MICHAEL MOUSER AND JOANNE MOUSER, HUSBAND AND WIFE, RECORDED IN INSTRUMENT NO. 20131119001557050, DRCCT;

THENCE SOUTH 89 DEGREES 40 MINUTES 42 SECONDS WEST, A DISTANCE OF 132.9 FEET TO A 1/2 INCH YELLOW CAPPED IRON ROD SET CORNER IN THE SAID NORTH LINE OF MOUSER TRACT;

THENCE NORTH 01 DEGREES 13 MINUTES 40 SECONDS EAST, A DISTANCE OF 155.78 FEET TO THE PLACE OF BEGINNING AND CONTAINING 20,806 SQUARE FEET OR 0.48 OF AN ACRE OF LAND MORE OR LESS..

<b>Date of Sale:</b> November 4, 2025	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** THE FRONT STEPS OF THE COLLIN COUNTY COURTHOUSE LOCATED AT 2100 BLOOMDALE ROAD, MCKINNEY, TX 75071; OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2022-1*, the owner and holder of the Note, has requested TEJAS CORPORATE SERVICES, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

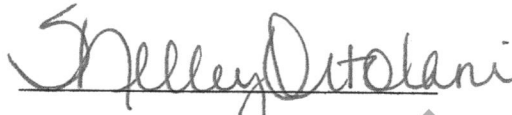
**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR DEEPHAVEN RESIDENTIAL MORTGAGE TRUST 2022-1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, TEJAS CORPORATE SERVICES, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is

opened for the first sale of the day held by TEJAS CORPORATE SERVICES, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

TEJAS CORPORATE SERVICES, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112

Unofficial