

4-4 F3

FILED FOR RECORD  
BECKY LANDRUM  
COUNTY CLERK HUNT CO. TX

23 FEB 13 PH 2:56

*[Signature]*  
DEPUTY

### Notice of Substitute Trustee Sale

T.S. #: 22-8273

**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.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: 4/4/2023  
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM  
Place: **Hunt County** Courthouse in Greenville, Texas, at the following location: **Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401**  
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Property To Be Sold** - The property to be sold is described as follows:

**SEE ATTACHED EXHIBIT A**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 8/23/2018 and is recorded in the office of the County Clerk of Hunt County, Texas, under County Clerk’s File No 2018-13029, recorded on 8/27/2018, of the Real Property Records of Hunt County, Texas.  
Property Address: 2204 MAIN STREET CADDO MILLS Texas 75135

Trustor(s): **TERRY KATENKAMP** Original Beneficiary: **Mortgage Electronic Registration Systems, Inc., as nominee for SFMC, LP DBA Service First Mortgage Company, its successors and assigns**

Current Beneficiary: **Planet Home Lending, LLC** Loan Servicer: **Planet Home Lending, LLC**

Current Substituted Trustees: **Auction.com, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Rick Snoke, Prestige Default Services, LLC**

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.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in “as is, where

T.S. #: 22-8273

is” condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by TERRY KATENKAMP, A MARRIED MAN AND COURTNEY JOY KATENKAMP, SIGNING PRO FORMA TO PERFECT LIEN ONLY. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the “Obligations”) including by not limited to (1) the promissory note in the original principal amount of \$138,446.00, executed by TERRY KATENKAMP, A MARRIED MAN AND COURTNEY JOY KATENKAMP, SIGNING PRO FORMA TO PERFECT LIEN ONLY, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for SFMC, LP DBA Service First Mortgage Company, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of TERRY KATENKAMP, A MARRIED MAN AND COURTNEY JOY KATENKAMP, SIGNING PRO FORMA TO PERFECT LIEN ONLY to TERRY KATENKAMP. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Planet Home Lending, LLC**  
**321 Research Parkway**  
**Meriden, Connecticut 06450-8301**  
**(855) 884-2250**

Dated: February 13, 2023

Auction.com, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston,  
Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Rick Snoke, Prestige Default  
Services, LLC



---

Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Sale Line Information: (800) 793-6107  
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Attn: Trustee Department

## EXHIBIT "A"

Situate, lying and being in the County of Hunt, State of Texas, described as follows:

The land referred to in this document is situated in the City of Caddo Mills, County of Hunt and State of Texas, and described as follows:

Being all that certain Lot tract or parcel of land situated in the City of Caddo Mills, Hunt County, Texas, being part of the Catherine Havins Survey, Abstract No, 488, being part of block 5 of the bass addition, an addition to said city according to the plat thereof recorded in the deed records of Hunt County in Volume M-1 at Page 470. Being part of the tract conveyed by F.A. Dillon, et ux, to Edgar Farr, et ux. recorded in said deed records in Volume 573 at Page 646 and being more particularly described as follows:

Beginning at a ½ inch iron rod found at the easternmost corner of said Dillon to Farr Tract, said Corner being in the Southwest Line of Main street (also being known as Farm-to-Market Road No. 36). Said corner also being N 53 Degrees 50 minutes 00 seconds W with said Southwest Line of main Street 210.71 Feet from a right-of-way marker found at its intersection with the Northwest Line of Second Street;

Thence S 36 Degrees 55 Minutes 57 Seconds W with the Southeast Line of said Dillon to Farr Tract 86.33 feet to a ½ inch iron rod found at a fence corner, for a corner:

Thence N 56 Degrees 42 Minutes 00 Seconds W along a Fence 62.53 Feet to a ½ inch iron rod found at a Fence corner, for a Corner:

Thence N 36 Degrees 22 Minutes 10 Seconds E 89.45 Feet to a ½ inch iron rod found in said Southwest Line of main Street. for a corner:

Thence S 53 Degrees 50 Minutes 00 Seconds E with said Southwest Line 63.29 feet to return to the Place of beginning, containing 0.127 acres of land and also being known as 2204 main street.