

21-5-15

FILED FOR RECORD  
at 2:44 o'clock P M

22TX541-0005  
5506 BURGANDY DR, GREENVILLE, TX 75402

MAR 11 2024

**NOTICE OF FORECLOSURE SALE**

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Stinson*

Property: The Property to be sold is described as follows:

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND BEING SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS AND BEING LOTS 3 AND 4 IN BLOCK B, THE TREES ADDITION ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 400, PAGE 767, PLAT RECORDS, HUNT COUNTY, TEXAS.

Security Instrument: Deed of Trust dated May 24, 1999 and recorded on June 7, 1999 as Instrument Number 007734 in the real property records of HUNT County, Texas, which contains a power of sale.

Sale Information: April 02, 2024, at 1:00 PM, or not later than three hours thereafter, at the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, 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 MARY L. DANIELS AND NAPOLEON DANIELS secures the repayment of a Note dated May 24, 1999 in the amount of \$137,900.77. ANCHOR STONE FUND 2, LLC, whose address is c/o Coastline Capital Fund Management LLC, 27702 Crown Valley Pkwy D4 #268, Ladera Ranch, CA 92694, is the current mortgagee of the Deed of Trust and Note and Coastline Capital Fund Management LLC is the current mortgage servicer for the mortgagee. 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.

Court Order: A Judgment Allowing Foreclosure was signed on March 1, 2024 in the 354th District Court of Hunt County under Cause No. 92252. A copy of the Judgment is attached hereto.



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Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Dustin George

**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.**



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Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



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Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Robert LaMont, declare under penalty of perjury that on the 11th day of March, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HUNT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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Robert LaMont, March 11, 2024

CAUSE NO. 92252

ANCHOR STONE FUND 2, LLC,

Plaintiff,

v.

GWENDOLYN DANIELS, PAMELA DANIELS, MARY THOMAS, PATRICK SUMLIN, THE UNKNOWN HEIRS AT LAW OF MARCUS DANIELS, DECEASED, THE UNKNOWN HEIRS AT LAW OF EDITH SUMLIN, DECEASED, THE UNKNOWN HEIRS AT LAW OF YANNICK SUMLIN, DECEASED, THE UNKNOWN HEIRS AT LAW OF MARY L. DANIELS, DECEASED, AND THE UNKNOWN HEIRS AT LAW OF NAPOLEON DANIELS, DECEASED,

Defendants.

IN THE DISTRICT COURT OF

HUNT COUNTY, TEXAS

AT FILED M  
MAR 01 2024 KK  
Susan Spradling  
CLERK, DISTRICT COURT HUNT CO. TX

354TH JUDICIAL DISTRICT

FINAL SUMMARY JUDGMENT

On this day, the Court considered *Plaintiff's Motion for Final Summary Judgment* filed by Anchor Stone Fund 2, LLC and, after considering the motion, supporting evidence, and replies, the Court finds the Motion well taken. The court finds:

1. Citation was properly served on defendants according to law and returns of service remained on file with the Clerk of this Court for the time prescribed by law.
2. Defendant Mary Thomas was served with process and filed an answer on May 15, 2023.
3. Defendant Gwendolyn Daniels was served with process and filed an answer on July 21, 2023.

4 Defendant Patrick Sumlin was served with process and a default judgment was entered against him on January 16, 2024.

5 Defendant Pamela Daniels was served by publication and an attorney ad litem was appointed to represent her

6 None of the defendants who were personally served were in active military duty.

7 Jessica McDonald was appointed as attorney ad litem according to Tex. R. Civ. P. 244 for defendants, Pamela Daniels, the Unknown Heirs at Marcas Daniels, deceased, the Unknown Heirs at Law of Edith Sumlin, deceased, the Unknown Heirs at Law of Yannick Sumlin, deceased, the Unknown Heirs at Law of Mary L. Daniels, deceased, and the Unknown Heirs at Law of Napoleon Daniels, deceased, who were served by publication

8 Plaintiff is entitled to the relief sought

It is, therefore,

**ORDERED, ADJUDGED AND DECREED** that an event of default has occurred on that certain Promissory Note executed on or about May 24, 1999 by Mary L. Daniels and Napoleon Daniels (together "Decedents") in the principal amount of \$137,900.77 payable to The Cit Group Consumer Finance, Inc. ("Note"). It is further,

**ORDERED, ADJUDGED AND DECREED** that that certain Home Equity Deed of Trust dated May 24, 1999; signed by Decedents, and recorded as instrument number 007734 in the real property records of Hunt County, Texas ("Security Instrument"), and assigned pursuant to a series of assignments recorded as instrument numbers 007234, 2013-8903, 2013-14838, 2015-9056, 2016-12102, 2016-14734, 2016-16355, 2017-1953, 2017-2757, 2019-03245, 2020-23409, 2022-18056, and 2022-19564 in the real property records of Hunt County, Texas, provides Anchor Stone Fund 2, LLC as the current holder of the Note and beneficiary of the Security Instrument, in the

event of a default on the obligations on the Note, with a first lien security interest in the property commonly known as 5506 Burgandy Dr, Greenville, TX 75402 and more particularly described as

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND BEING SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS AND BEING LOTS 3 AND 4 IN BLOCK B, THE TREES ADDITION ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 400, PAGE 767, PLAT RECORDS, HUNT COUNTY, TEXAS.

("Property") It is further,

**ORDERED, ADJUDGED AND DECREED** that the following are secured by the Security Instrument on the Property: the outstanding balance of the Note, including attorney fees; prejudgment interest; post-judgment interest; and costs of court. It is further,

**ORDERED, ADJUDGED AND DECREED** that Gwendolyn Daniels, Pamela Daniels, Mary Thomas, Patrick Sumlin, the Unknown Heirs at Law of Marcus Daniels, deceased, the Unknown Heirs at Law of Edith Sumlin, deceased, the Unknown Heirs at Law of Yannick Sumlin, deceased, the Unknown Heirs at Law of Mary L. Daniels, deceased, and the Unknown Heirs at Law of Napoleon Daniels, deceased, are heirs at law of Decedents, and are vested with Decedents' right, title and interest in the Property. It is further,

**ORDERED, ADJUDGED AND DECREED** that due to event of default on the Note, Anchor Stone Fund 2, LLC may enforce its statutory probate lien against the interests of Gwendolyn Daniels, Pamela Daniels, Mary Thomas, Patrick Sumlin, the Unknown Heirs at Law of Marcus Daniels, deceased, the Unknown Heirs at Law of Edith Sumlin, deceased, the Unknown Heirs at Law of Yannick Sumlin, deceased, the Unknown Heirs at Law of Mary L. Daniels, deceased, and the Unknown Heirs at Law of Napoleon Daniels, deceased, through non-judicial foreclosure of the Property as provided in Texas Rule of Civil Procedure 735, the Deed of Trust,

and section 51.002 of the Texas Property Code, or, alternatively, through judicial foreclosure. It is further,

**ORDERED, ADJUDGED AND DECREED** that Anchor Stone Fund 2, LLC may further communicate with defendants and all third parties reasonably necessary to conduct the foreclosure sale. It is further,

**ORDERED, ADJUDGED AND DECREED** that this judgment is in rem and is not a personal judgment against Gwendolyn Daniels, Pamela Daniels, Mary Thomas, Patrick Sumlin, the Unknown Heirs at Law of Marcus Daniels, deceased, the Unknown Heirs at Law of Edith Sumlin, deceased, the Unknown Heirs at Law of Yannick Sumlin, deceased, the Unknown Heirs at Law of Mary L. Daniels, deceased, and the Unknown Heirs at Law of Napoleon Daniels, deceased. It is further,

**ORDERED, ADJUDGED AND DECREED** that any notices regarding the foreclosure of the Property to the defendants shall be mailed to them at the following addresses:

Gwendolyn Daniels	5131 Marvale Drive, Los Angeles, CA 90043
Mary Thomas	11721 NE 131st Place, Apt. E07, Kirkland, WA 98034
Patrick Sumlin	6705 S. Half Moon Drive, Bakersfield, CA 93309
Pamela Daniels	c/o Jessica McDonald, 2510 Lee St., Greenville, TX 75401
The Unknown Heirs at Law of Marcus Daniels, deceased	c/o Jessica McDonald, 2510 Lee St., Greenville, TX 75401
The Unknown Heirs at Law of Edith Sumlin, deceased	c/o Jessica McDonald, 2510 Lee St., Greenville, TX 75401
The Unknown Heirs at Law of Yannick Sumlin, deceased	c/o Jessica McDonald, 2510 Lee St., Greenville, TX 75401
The Unknown Heirs at Law of Mary L. Daniels,	c/o Jessica McDonald, 2510 Lee St., Greenville, TX 75401

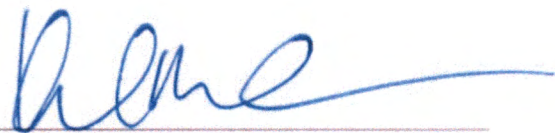
deceased	
the Unknown Heirs at Law of Napoleon Daniels, deceased	c/o Jessica McDonald, 2510 Lee St., Greenville, TX 75401

It is further,

**ORDERED, ADJUDGED AND DECREED** that the successful bidder at the foreclosure sale shall be vested with all of Gwendolyn Daniels, Pamela Daniels, Mary Thomas, Patrick Sumlin, the Unknown Heirs at Law of Marcus Daniels, deceased, the Unknown Heirs at Law of Edith Sumlin, deceased, the Unknown Heirs at Law of Yannick Sumlin, deceased, the Unknown Heirs at Law of Mary L. Daniels, deceased, and the Unknown Heirs at Law of Napoleon Daniels, deceased's right, title and interest in the Property.

**ORDERED, ADJUDGED AND DECREED** that ad litem Jessica McDonald shall be awarded his fees in the amount of \$ 1100.00, to be taxed as costs and to be paid by Plaintiff. It is further,

**ORDERED, ADJUDGED AND DECREED** that this is a final judgment and any relief not specifically granted in this Final Judgment is DENIED and any defendant not otherwise disposed of is DISMISSED.



**PRESIDING JUDGE**

Approved:

/s/ Bradley Conway

**Bradley Conway**

Texas Bar No. 24055340

[bconway@mgs-legal.com](mailto:bconway@mgs-legal.com)

**Mutunda K. Osafo**

Texas Bar No. 24123081

[mosafo@mgs-legal.com](mailto:mosafo@mgs-legal.com)

**Dustin George**

Texas Bar No. 24065287

[dgeorge@mgs-legal.com](mailto:dgeorge@mgs-legal.com)

**MILLER, GEORGE & SUGGS, PLLC**

6080 Tennyson Pkwy., Ste. 100

Plano, Texas 75024

Phone: (972) 532-0128

Fax: (214) 291-5507

*Attorney for Plaintiff Anchor Stone Fund 2, LLC*