

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Deed of Trust Date:**  
7/13/2007

**Grantor(s)/Mortgagor(s):**  
IVAN LEDET AND SPOUSE, BENITA LEDET

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.

**Recorded in:**  
**Volume:** 047-44  
**Page:** 0007  
**Instrument No:** 20070447503

**Property County:**  
HARRIS

**Mortgage Servicer:**  
Bank of America, N.A.

**Mortgage Servicer's Address:**  
7105 Corporate Drive, Plano, TX 75024

**Legal Description:** LOT 21, BLOCK 1, CANYON GATE AT PARK LAKES SECTION 5, A SUBDIVISION IN HARRIS COUNTY TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 573035, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF HARRIS §

IVAN LEDET AND SPOUSE, BENITA LEDET grantor(s), executed and delivered to EVERETT L. ANSCHUTZ, JR., trustee, one certain Deed of Trust dated 7/13/2007 securing an obligation therein described. Said Deed of Trust was recorded as set out above and is incorporated herein by reference in its entirety.

Default has been declared in the payment of such obligation and/or the covenant of such Deed of Trust.

Accordingly, the beneficiary under said Deed of Trust, by and through its duly appointed and authorized representative, according to the provisions therein set out does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Anna Sewart, David Barry, Byron Sewart, Austin DuBois, John Burger, Martin Beltran, Sandy Dasigenis, Jeff Leva, Steve Leva, Patricia Poston or Thuy Frazier, Cindy Mendoza, Catherine Allen-Rea and Cole Patton, McCarthy & Holthus, LLP, 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.

Executed on 1/23/2023

BANK OF AMERICA, N.A.

By: [Signature] 1/23/2023

Name Abelardo Quiambao Cruz Jr

Title: Assistant Vice President

STATE OF Texas  
COUNTY OF Dallas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23rd day of January, 2023, by Abelardo Quiambao Cruz Jr.

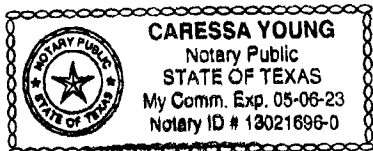
Caressa Young 1-23-2023

Signature of Notary Public - State of TEXAS

Printed Name: CARESSA YOUNG

Personally known: \_\_\_\_\_ OR Produced Identification: x

Type of Identification Produced: Drivers License



After recording return to:  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, F\_Trustee\_ST F\_Trustee\_Zip

MH FILE NO.: TX-17-33263-POS

RP-2023-40379

UNOFFICIAL COPY

RP-2023-40379

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# Pages 2  
02/07/2023 08:30 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$18.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS