

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/4/2022

Grantor(s)/Mortgagor(s):
JOSEF MICHAEL BAKER AND BRIANNA BAKER, A
MARRIED COUPLE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP
MORTGAGE, LTD., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. BANK NATIONAL ASSOCIATION

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2022-26051

Property County:
HUNT

Mortgage Servicer:
U.S. Bank National Association is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
2800 Tamarack Road,
Owensboro, KY 42301

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT 34 OF KELLY RANCH
ESTATES PHASE 3, AN ADDITION TO HUNT COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 1.
SLIDE 54, PLAT RECORDS OF HUNT COUNTY, TEXAS.

Date of Sale: 10/3/2023

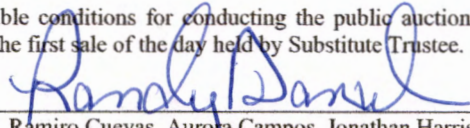
Earliest Time Sale Will Begin: 1:00 pm

Place of Sale of Property: 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.

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.



Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick
Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad
Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen,
Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com,
David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz
Hach, Cheryl Harris
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED FOR RECORD
at 10:33 o'clock A M

AUG 03 2023

MH File Number: TX-23-98748-POS
Loan Type: VA

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 