

12-5-F2

FILED FOR RECORD at 11:44 o'clock A M

OCT 12 2023

22-033784

Notice of Substitute Trustee's Sale

BECKY LANDRUM County Clerk, Hunt County, Tex. by [Signature]

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)

Table with 2 columns: Deed of Trust Date, Original Mortgagor/Grantor, Original Beneficiary / Mortgagee, Current Beneficiary / Mortgagee, Recorded in, Property County, Mortgage Servicer, Mortgage Servicer's Address.

* 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 \$179,500.00, executed by RAMONA BROOKSHIRE and payable to the order of Lender.

Property Address/Mailing Address: 2206 PARK STREET, GREENVILLE, TX 75401

Legal Description of Property to be Sold: BEING PART OF BLOCK 112, CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE INTERSECTION OF THE WEST LINE OF BOIS D' ARC STREET AND THE NORTH LINE OF PARK STREET;

THENCE WEST WITH THE NORTH LINE OF SAID PARK STREET, A DISTANCE OF 102.51 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 07' 46" EAST, A DISTANCE OF 174.47 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 35' 33" EAST, A DISTANCE OF 102.49 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST LINE OF BOIS D' ARC STREET;

THENCE SOUTH 00 DEGREES 07' 12" WEST WITH THE WEST LINE OF BOIS D' ARC STREET, A DISTANCE OF 175.20 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.4114 ACRES OF LAND.

APN: 71082

Table with 2 columns: Date of Sale: December 05, 2023; Earliest time Sale will begin: 1:00 PM



Place of sale of Property: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 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, *US BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO US BANK NATIONAL ASSOCIATION ND*, the owner and holder of the Note, has requested Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris 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 *US BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO US BANK NATIONAL ASSOCIATION ND* 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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris 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

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
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