

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County

Deed of Trust Dated: April 22, 2002

Amount: \$100,000.00

Grantor(s): AMY ORCHARD and JAMES ORCHARD

Original Mortgagee: RELIANCE MORTGAGE COMPANY

Current Mortgagee: FLAGSTAR BANK, NATIONAL ASSOCIATION

Mortgagee Address: FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098

Recording Information: Document No. 6478

Legal Description: ALL THAT CERTAIN LOT, TRACT OF PARCEL OF LAND SITUATED IN HUNT COUNTY TEXAS, AND BEING TRACT 5 OF HILL ESTATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 400 PAGE 490, PLAT RECORDS OF HUNT COUNTY, TEXAS. (AKA CABINET "A", SLIDE 52).

Date of Sale: May 7, 2024 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HUNT County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JONATHAN HARRISON OR RAMIRO CUEVAS, AURORA CAMPOS, PATRICK ZWIERS, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, CINDY DANIEL, LIZ HACH, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, KRISTOPHER HOLUB, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, DAVID RAY, ASHLEE LUNA OR CHERYL HARRIS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



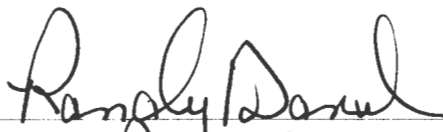
Anthony Alan Garcia, ATTORNEY AT LAW

HUGHES, WAITERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2023-004882



Printed Name: Randy Daniel

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850

Addison, TX 75254

FILED FOR RECORD
at 9:53 o'clock AM

APR 11 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.

by Stinojo