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FILED FOR RECORD
at 9:18 o'clock A

OCT 17 2024

24-240825

Notice of Substitute Trustee's Sale

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

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)

Deed of Trust Date: August 31, 2006	Original Mortgagor/Grantor: MARIA SEGURA
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR NORTHWOOD CREDIT, INC., D/B/A NORTHWOOD MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: TOWD POINT MORTGAGE TRUST 2017-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE
Recorded in: Volume: 1506 Page: 477 Instrument No: 14517	Property County: HUNT
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.	Mortgage Servicer's Address: 3217 S. Decker Lake Dr., Salt Lake City, UT 84119

* 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 \$76,734.00, executed by MARIA SEGURA and payable to the order of Lender.

Property Address/Mailing Address: 10473 LAKEVIEW TRAIL, QUINLAN, TX 75474

Legal Description of Property to be Sold:

EXHIBIT "A"

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE S.P. HEATH SURVEY, ABSTRACT NO. 415, HUNT COUNTY, TEXAS AND BEING PART OF LOT 208 OF WHISKERS RETREAT, PHASE II, THE PLAT THEREOF BEING RECORDED IN VOLUME 400, PAGE 594, OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS. SAID LOT, TRACT OF PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD SET IN THE IN THE NORTHEAST LINE OF LAKEVIEW TRAIL AT THE SOUTHWEST CORNER OF LOT 207 BEING THE SOUTHEAST CORNER OF LOT 208;

THENCE, N 59 DEG. 46 MIN. 00 SEC. W (REFERENCE BEARING), 200.00 FEET ALONG THE NORTHEAST LINE OF LAKEVIEW TRAIL BEING THE SOUTHWEST LINE OF LOT 208 TO A 5/8" IRON ROD SET AT THE SOUTHEAST CORNER OF LOT 209 BEING THE SOUTHWEST CORNER OF LOT 208;

THENCE, N 01 DEG. 14 MIN. 50 SEC. W, 81.29 FEET ALONG THE COMMON LINE OF LOT 209 AND LOT 208 TO A 5/8" IRON ROD SET;

THENCE, THROUGH LOT 208 AS FOLLOWS; N 37 DEG. 49 MIN. 48 SEC. E, 30.00 FEET TO A 1/2" IRON ROD FOUND; N 59 DEG. 44 MIN. 52 SEC. W, 59.15 FEET TO A 5/8" IRON ROD SET IN THE CAST LINE OF



LOT 209 BEING THE WEST LINE OF LOT 208;

THENCE, N. 01 DEG. 14 MIN. 50 SEC. W, 174.57 FEET ALONG THE COMMON LINE OF LOT 209 AND LOT 208 TO A 5/8" IRON ROD SET AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE, N 76 DEG. 13 MIN. 29 SEC. E, 30.04 FEET THROUGH LOT 208 TO A 1/2" IRON ROD FOUND IN THE SABINE RIVER AUTHORITY TAKE LINE BEING THE NORTHEAST LINE OF LOT 208;

THENCE, S 59 DEG. 33 MIN. 20 SEC. E, 165.54 FEET ALONG THE SABINE RIVER AUTHORITY TAKE LINE BEING THE NORTHEAST LINE OF LOT 208 TO A 5/8" IRON ROD SET AT THE NORTHWEST CORNER OF LOT 207 BEING THE NORTHEAST CORNER OF LOT 208;

THENCE, S 01 DEG. 18 MIN. 24 SEC. E, 372.86 FEET ALONG THE COMMON LINE OF LOT 207 AND LOT 208 TO THE POINT OF BEGINNING AND CONTAINING 1.40 ACRES OF LAND MORE OR LESS.

Date of Sale: December 03, 2024	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED 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, *TOWD POINT MORTGAGE TRUST 2017-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE*, the owner and holder of the Note, has requested 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 *TOWD POINT MORTGAGE TRUST 2017-2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE* 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, 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 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.

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.

/s/William Attmore

William Attmore

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24064844

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Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

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