

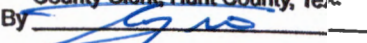
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FILED FOR RECORD
at 12:06 o'clock P M

SERVBANK, SB (MYS)
CHAVEZ, SUSAN
105 SOUTH 7TH STREET, CELESTE, TX 75423

FHA 511-3203018-703
Firm File Number: 24-041781

OCT 31 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
By 

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 18, 2022, SUSAN GAIL CHAVEZ, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to GREGORY S GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN FINANCIAL NETWORK INC DBA: ORION LENDING in payment of a debt therein described. The Deed of Trust was filed in the real property records of HUNT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2022-27309, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, January 7, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in HUNT COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Hunt, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF CELESTE, HUNT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 0.229 ACRES AS CONVEYED BY DEED FROM TRUSTEES OF CHURCH OF CHRIST, CELESTE TEXAS TO B W. POSEY AND TOMMIE D. POSEY AS RECORDED IN VOLUME 1017, PAGE 476 OF THE OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "OWENS" FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF 7TH STREET (A 60' R.O.W.), SAID BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 0.385 ACRE TRACT OF LAND CONVEYED TO DEMETRIUS RECTOR AND SHARON RECTOR AS RECORDED IN DOCUMENT NO. 2014-10296 OF THE OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND THE POINT OF BEGINNING OF A BOUNDARY LINE AGREEMENT BETWEEN THE CHURCH OF CHRIST OF CELESTE AS DESCRIBED IN DEED AS RECORDED IN VOLUME 1013, PAGE 676 OF THE OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE, SOUTH 89°27'55" EAST, ALONG THE SOUTH LINE OF SAID 0.385 ACRE TRACT, A DISTANCE OF 135.01 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STOVALL AND ASSOC." FOUND FOR CORNER IN THE WEST LINE OF A 20 FEET IN WIDTH ALLEY, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 0.385 ACRE TRACT AND THE TERMINATION OF SAID BOUNDARY LINE AGREEMENT;

THENCE, SOUTH, ALONG THE WEST LINE OF SAID ALLEY, A DISTANCE OF 73.20 FEET TO A 1/2" IRON ROD FOUND WITH RED PLASTIC CAP STAMPED "OWENS" FOUND FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 0.305 ACRE TRACT OF LAND CONVEYED TO GRANT L. GOODMAN AS RECORDED IN DOCUMENT NO. 2010-5577 OF THE OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE, WEST, ALONG THE NORTH LINE OF SAID 0.305 ACRE TRACT, A DISTANCE OF 135.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST LINE OF SAID 6TH STREET AND BEING THE NORTHWEST CORNER OF SAID 0.305 ACRE TRACT;

THENCE, NORTH, ALONG THE EAST LINE OF SAID STREET, A DISTANCE OF 74.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 9,967 SQUARE FEET OR 0.229 ACRES OF LAND.

Property Address: 105 SOUTH 7TH STREET
CELESTE, TX 75423
Mortgage Servicer: SERVBANK, SB
Mortgagee: AMERICAN FINANCIAL NETWORK, INC.
3138 E ELWOOD STREET
PHOENIX, AZ 85034

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.

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

SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, ,
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day October 30, 2024.

By: 

Ronny George
Texas Bar # 24123104
rgeorge@logs.com
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Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for AMERICAN FINANCIAL NETWORK,
INC.

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 military service to the sender of this notice immediately.