

NOTICE OF TRUSTEE'S SALE

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Date:** December 12, 2024

**Lien Holder:** Sportsman's World Recreational Association, Inc.

**Trustee(s):** Benjamin C. Sauer  
Earl A. Hargrave  
Attorney at Law  
HARGRAVE LAW, P.C.  
2719 Northridge Drive, Ste. 200  
Bedford, Texas 76021

**FILED**  
At 2:17 O'Clock P M.

DEC 17 2024

Janette K. Green  
Clerk of the County Court  
Palo Pinto County, Texas  
By Katrice Hale Deputy

**Property:**

LOT 23, IN BLOCK 2, OF SPORTSMAN'S WORLD, SECTION 1, A SUBDIVISION IN PALO PINTO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 21-22 OF THE PLAT RECORDS OF PALO PINTO COUNTY, TEXAS.

Commonly known as 7112 West Hells Gate Loop, Strawn, Texas 76475.

**Security Instrument:**

That certain Declaration of Covenants, Conditions, and Restrictions Sportsman's World (Recreational Facilities), executed on April 18, 1979 and recorded on June 11, 1979 as instrument number 1979-00003372 in Volume 530, Page 249, Deed Records, Palo Pinto County, Texas, including any lawfully executed supplements and amendments thereto, and as authorized by one certain **Rule 736 Default Order** signed and entered on September 16, 2024 in Cause No. C51375 before the 29th District Court of Palo Pinto County, Texas and styled as *In Re: Order for Foreclosure Concerning 7112 Hells Gate Loop, Strawn, Texas 76475 Under Tex. R. Civ. P. 736, Sportsman's World Recreational Association, Inc., Petitioner v. Minh Than Pham, Respondent*, a true and correct copy of which is attached hereto.

**Date, Time, and Place of Sale:**

Date: Tuesday, February 4, 2024.

Time: Between the hours of 10:00AM and 4:00PM local time and beginning not earlier

than 10:00AM or not later than three hours thereafter.

Location: South Courthouse Entrance of the Palo Pinto County Courthouse, 520 Oak Street, Palo Pinto, Texas 76484.

**Terms of Sale:**

The sale will be conducted in a public auction to the highest bidder for cash, subject to the right of the Lien Holder to have the bid credited to the sales price up to the amount of the unpaid debt secured by its lien against the Property at the time of sale. In accordance with Texas Property Code § 51.009, the Property will be sold AS-IS without any expressed or implied warranties, except as to warranties of title, if any, and will be acquired by the purchaser at its own risk. Those desiring to purchase the property need to demonstrate their ability to pay cash on the day the property is sold. In accordance with Texas Property Code § 51.0075, the trustee reserves the right to set additional reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale for the day held by the trustee.

**Obligations Secured:**

Contractual lien for assessments and other sums pursuant to the Declaration of Covenants, Conditions, and Restrictions Sportsman's World (Recreational Facilities), executed on April 18, 1979 and recorded on June 11, 1979 as instrument number 1979-00003372 in Volume 530, Page 249, Deed Records, Palo Pinto County, Texas.

**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.**

SIGNED on December 12, 2024.

**HARGRAVE LAW, P.C.**

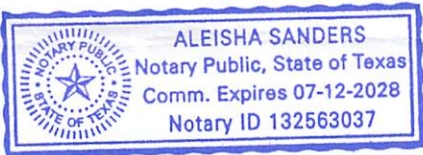
By: 

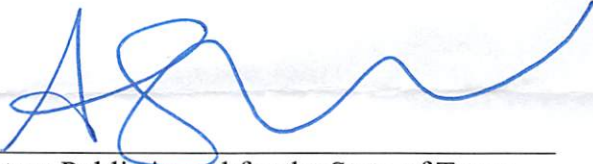
Benjamin C. Sauer  
Attorney at Law

STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT   §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BENJAMIN C. SAUER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed this document for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on December 12 2024, to certify which witness my hand and official seal of office.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas  
My commission expires: 7/12/28

**FILED**  
AT 1:40 PM-AM

SEP 16 2024

*Trish Greenhaw*  
DISTRICT CLERK  
PALO PINTO COUNTY TEXAS  
BY \_\_\_\_\_ DEPUTY

Cause No. C51375

**IN RE: ORDER FOR FORECLOSURE** §  
**CONCERNING** §  
§  
**7112 HELLS GATE LOOP, STRAWN,** §  
**TEXAS 76475** §  
§  
**UNDER TEX. R. CIV. P. 736** §  
§  
**SPORTSMAN'S WORLD** §  
**RECREATIONAL ASSOCIATION, INC.** §  
*Petitioner,* §  
§  
v. §  
§  
**MINH THAN PHAM,** §  
*Respondent.* §

**IN THE DISTRICT COURT**  
**DISTRICT CLERK**  
**PALO PINTO COUNTY TEXAS**  
**29<sup>TH</sup> JUDICIAL DISTRICT**

**PALO PINTO COUNTY, TEXAS**

**RULE 736 DEFAULT ORDER**

On this day, the Court received and considered the Motion for Entry of Default Order Without Hearing Pursuant to Texas Rule of Civil Procedure 736.7 filed by Petitioner Sportsman’s World Recreational Association, Inc. (“Petitioner”) in the above-styled cause. The Court determined it has jurisdiction over the subject matter and parties in this proceeding and has jurisdiction to enter judgment in this case. Citation was properly served by the Clerk of this Court on Respondent Minh Than Pham (“Respondent”) and the return of service for Respondent has been on file for more than ten days. After considering the pleadings and supporting sworn affidavit, the Court **GRANTS** Petitioner’s Motion.

The Court **FINDS** that:

- Respondent failed to file a timely response to Petitioner's Verified Application for Expedited Foreclosure Proceeding Pursuant to Rule 736 of the Texas Rules of Civil Procedure (“Application”); therefore, pursuant to Rule 736.7(a), all facts alleged in the Application, which were supported by the affidavit attached to the Application pursuant

to Rule 166a(f), constitutes prima facie evidence of truth of the matters alleged pursuant to Rule 736.7(a);

2. Petitioner's Application complies with the requirements of Rule 736.1;
3. Respondent's last known address is 17612 Roxanne Lane, Apt. B, Huntington Beach, California 92647;
4. The real property the subject of Petitioner's Application and owned by Respondent is legally described as follows:

LOT 23, IN BLOCK 2, OF SPORTSMAN'S WORLD, SECTION 1, A SUBDIVISION IN PALO PINTO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 21-22 OF THE PLAT RECORDS OF PALO PINTO COUNTY, TEXAS; commonly referred to as 7112 Hells Gate Loop, Strawn, Texas 76475 (hereafter "Property");

5. The lien created by the Declaration of Covenants, Conditions, and Restrictions Sportsman's World (Recreational Facilities), executed on April 18, 1979 and recorded on June 11, 1979 as Instrument No. 1979-00003372 in Volume 530, Page 249 of the Official Public Records of Palo Pinto County, Texas, and any other applicable re-filings, amendments, corrections, or supplements thereto (collectively, the "Declaration") encumbers the Property, and notice of said lien is recorded as Instrument No. 2023-00005979 in the Official Public Records of Palo Pinto County, Texas;
6. The material facts establishing Petitioner's right to continue with foreclosure under applicable law are:
  - a. Though given notice and opportunity to cure the default under applicable law, Respondent is obligated under the lien sought to be foreclosed and failed to cure the default before Petitioner's Application was filed;

b. At the time the Application was filed, Respondent has materially breached Respondent's obligations secured by the lien sought to be foreclosed by failing to make payment of assessments and other charges to Petitioner through and including the date hereof, and failed to pay the amount necessary to cure the default;

7. Pursuant to Rule 736.8, this Rule 736 Default Order is not subject to a motion for rehearing, new trial, bill of review, or appeal. Any challenge to this Order must be made in suit filed in a separate independent, original proceeding in a court of competent jurisdiction; and

8. Based on Petitioner's Unsworn Declaration attached to its Motion, Petitioner is unable to determine whether Respondent is a member of the United States military or entitled to protection provided by the Servicemembers Civil Relief Act.

**THEREFORE**, it is **ORDERED** that Petitioner is authorized to proceed with foreclosure of the Petitioner's lien as allowed under the Declaration pursuant to TEXAS PROPERTY CODE § 209.0092 and Texas Rule of Civil Procedure 736.

**IT IS FURTHER ORDERED** that Petitioner may communicate with the Respondent and all third parties reasonably necessary to conduct the foreclosure sale of the Property and, if Respondent is represented by legal counsel, notice of the foreclosure sale date shall also be mailed to legal counsel by certified mail.

**IT IS SO ORDERED.**

SIGNED this 16<sup>th</sup> day of September, 2024.



\_\_\_\_\_  
JUDGE PRESIDING

## NOTICE OF FORECLOSURE SALE

**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 OR 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.**

**1. Property to Be Sold.** The property to be sold is described as follows: LOT 3, BLOCK A, 7-R RANCH PHASE II, A ADDITION TO PALO PINTO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 49, SLIDE 815, PLAT RECORDS, PALO PINTO COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/28/2023 and recorded in Document 2023-00002400 real property records of Palo Pinto County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 02/04/2025

Time: 01:00 PM

Place: Palo Pinto County, Texas at the following location: THE EXTERIOR STEPS AT THE ENTRANCE TO THE DOOR OF SAID COURTHOUSE WHICH OPENS AND FACES TO THE SOUTH OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by JAMES WILEY HOGAN, provides that it secures the payment of the indebtedness in the original principal amount of \$95,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 01/02/2025 I filed this Notice of Foreclosure Sale at the office of the Palo Pinto County Clerk and caused it to be posted at the location directed by the Palo Pinto County Commissioners Court.

**FILED**  
At 1:25 O'Clock P M.

JAN 2 2025

Gamette K. Green  
Clerk of the County Court  
Palo Pinto County, Texas  
By Karlee Hall Deputy

## NOTICE OF FORECLOSURE SALE

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 OR 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.

1. **Property to Be Sold.** The property to be sold is described as follows: BEING THE SURFACE ONLY OF ALL OF LOT NO. 15, IN BLOCK 1 OF THE REPLAT OF THE RIDGEWOOD ADDITION, FIRST AND SECOND FILINGS, AN ADDITION TO THE CITY OF MINERAL WELLS, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED IN VOLUME 6, PAGE 23, OF THE PLAT RECORDS OF PALO PINTO COUNTY, TEXAS.

BEING KNOWN AS 67 LORI DRIVE, MINERAL WELLS, TX 76067

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/24/2016 and recorded in Document 2016-00000908 real property records of Palo Pinto County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 02/04/2025

Time: 01:00 PM

Place: Palo Pinto County, Texas at the following location: THE EXTERIOR STEPS AT THE ENTRANCE TO THE DOOR OF SAID COURTHOUSE WHICH OPENS AND FACES TO THE SOUTH OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by MELODY STONE, provides that it secures the payment of the indebtedness in the original principal amount of \$120,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** Carrington Mortgage Services LLC obtained a Order from the 29th District Court of Palo Pinto County on 12/17/2024 under Cause No. C51528. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

I am Donna Stockman whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 01/02/2025 I filed this Notice of Foreclosure Sale at the office of the Palo Pinto County Clerk and caused it to be posted at the location directed by the Palo Pinto County Commissioners Court.

FILED  
At 1:25 O'Clock P M

JAN 2 2025

Genette K. Green  
Clerk of the County Court  
Palo Pinto County Texas  
By Karlee Hale Deputy



24-256011

**FILED**  
At 12:50 O'Clock P.M.

**Notice of Substitute Trustee's Sale**

**JAN 13 2025**

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)**

*[Signature]*  
Deputy

<b>Deed of Trust Date:</b> April 3, 2017	<b>Original Mortgagor/Grantor:</b> MATTHEW SARGENT & SHAWNESE SARGENT
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION	<b>Current Beneficiary / Mortgagee:</b> SELECT PORTFOLIO SERVICING, INC.
<b>Recorded in:</b> <b>Volume:</b> 2181 <b>Page:</b> 426 <b>Instrument No:</b> 2017-00001679	<b>Property County:</b> PALO PINTO
<b>Mortgage Servicer:</b> Select Portfolio Servicing	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr. Salt Lake City, Utah 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 \$88,350.00, executed by MATTHEW SARGENT & SHAWNESE SARGENT and payable to the order of Lender.

**Property Address/Mailing Address:** 2200 SE6TH AVE, MINERAL WELLS, TX 76067

**Legal Description of Property to be Sold:** BEING ALL OF LOTS 7 AND 8, BLOCK 2, MORNINGSID PARK ADDITION, TO THE CITY OF MINERAL WELLS, PALO PINTO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN VOLUME 1, PAGE 146, PLAT RECORDS OF PALO PINTO COUNTY, TEXAS.

<b>Date of Sale:</b> February 04, 2025	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** THE EXTERIOR STEPS AT THE ENTRANCE TO THE DOOR OF SAID COURTHOUSE WHICH OPENS AND FACES TO THE EAST (THIS IS A TEMPORARY CHANGE FROM THE SOUTH DOOR) 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, *SELECT PORTFOLIO SERVICING, INC.*, the owner and holder of the Note, has requested Angela Cooper, Guy Wiggs, David Stockman, Donna Stockman, Angela Lewis, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jeff Benton or Jamie Dworsky 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 *SELECT PORTFOLIO SERVICING, INC.* 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, Angela Cooper, Guy Wiggs, David Stockman, Donna Stockman, Angela Lewis, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jeff Benton or Jamie Dworsky 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 Angela Cooper, Guy Wiggs, David Stockman, Donna Stockman, Angela Lewis, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jeff Benton or Jamie Dworsky 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/Mary Akapo

Mary Akapo

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24125990

marakapo@raslg.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

645 POST OAK RD  
GORDON, TX 76453

0000010318319

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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.

**1. Date, Time, and Place of Sale.**

Date: February 04, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EXTERIOR STEPS AT THE SOUTH ENTRANCE OF THE PALO PINTO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 02, 2021 and recorded in Document INSTRUMENT NO. 2021-00000767 real property records of PALO PINTO County, Texas, with AUDRA MATHIS A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by AUDRA MATHIS A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$270,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK & TRUST COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. FIRST UNITED BANK AND TRUST COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK AND TRUST COMPANY  
3930 DALLAS PARKWAY  
PLANO, TX 75093

**FILED**  
At 12:50 O'Clock P M.

JAN 13 2025

  
Clerk of the County Court  
Palo Pinto County, Texas  
By \_\_\_\_\_ Deputy



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ANGELA COOPER, JEFF BENTON, GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, OR STOCKMAN FORECLOSURE SERVICES INC whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Donna Stockman, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-13-25 I filed at the office of the PALO PINTO County Clerk and caused to be posted at the PALO PINTO County courthouse this notice of sale.



Declarants Name: Donna Stockman

Date: 1-13-25

645 POST OAK RD  
GORDON, TX 76453

00000010318319

00000010318319

PALO PINTO

**EXHIBIT "A"**

BEING LOT 15, BLOCK A, 7-R RANCH, PHASE 3, AN ADDITION IN PALO PINTO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 94, SLIDE 660 OF THE PLAT RECORDS OF PALO PINTO COUNTY, TEXAS.