

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/30/2010	Grantor(s)/Mortgagor(s): ERVIN UNGER; A SINGLE PERSON
Original Beneficiary/Mortgagee: STATE FARM BANK, F.S.B.	Current Beneficiary/Mortgagee: FirstKey Master Funding 2021-A Collateral Trust, U.S. Bank Trust National Association as Collateral Trust Trustee
Recorded in: Volume: 1973 Page: 252 Instrument No: 00000885	Property County: STEPHENS
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 9/3/2024	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: THE SOUTH ENTRANCE STEPS OF THE COURTHOUSE, AS KNOWN AS THE WALKER STREET ENTRANCE 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.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Terry Browder, Laura Browder, Jamie Osborne, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

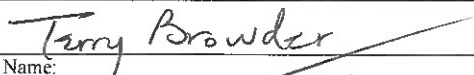
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 7/29/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 8/1/24


Printed Name: Terry Browder

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

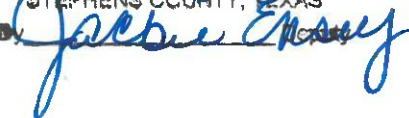
RECEIVED AND FILED

FOR POSTING

At 11:40 O'Clock A.M.

AUG 01 2024

JACKIE ENSEY Co. Clerk
STEPHENS COUNTY, TEXAS



MH File Number: TX-22-92335-HE

Loan Type: Conventional Residential

TX-22-92335-HE

Legal Description

Exhibit "A"

BEING 2.01 ACRES OF LAND OUT OF THE CASPER WHISTLER SURVEY, A-928, STEPHENS COUNTY, TEXAS, SAID 2.01 ACRE TRACT BEING OUT OF AN EXISTING 6.43 ACRE TRACT, SAID 2.01 ACRE TRACT BEING ALL OF THAT PART OF SAID 6.43 ACRE TRACT WHICH LIES WEST OF 1.03 ACRE AND 0.83 ACRE TRACT OUT OF SAID 6.43 ACRE TRACT, SAID 6.43 ACRE TRACT BEING DESCRIBED AS BLOCK 1, AND THE SOUTHERN PART OF LOT 14, BLOCK 2, EDGEWATER ESTATES ADDITION AND ADJACENT LANDS LYING ABOVE THE 1183 FOOT CONTOUR, SAID 2.01 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 1.03 ACRE TRACT ON THE NBL OF SAID 6.43 ACRE TRACT;

THENCE S 23° 48' 28" E 312.08 FEET TO THE SOUTHWEST CORNER OF SAID 1.03 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 0.83 ACRE TRACT;

THENCE S 25° 45' W 198.93 FEET TO THE SOUTHWEST CORNER OF SAID 0.83 ACRE TRACT ON THE SBL OF SAID 6.43 ACRE TRACT;

THENCE ALONG THE WESTERLY LINE OF SAID 6.43 ACRE TRACT AND THE 1183 FOOT CONTOUR LINE OF HUBBARD CREEK LAKE AS FOLLOWS:

N 58° 36' 52" W 142.16 FEET,

N 53° 17' 54" W 82.54 FEET,

N 31° 06' 39" W 65.69 FEET,

N 14° 08' 05" W 76.85 FEET,

N 27° 40' 37" E 86.20 FEET,

N 62° 43' 54" E 84.25 FEET,

N 23° 25' 37" E 90.95 FEET AND N 75° 11' 15" E 50.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.01 ACRE OF LAND.