

# APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**DATE:** March 16, 2021

**NOTE**, described as follows:

Date: 04/19/2017  
Maker: Larry D Stroner & Sherri L Stroner  
Payee: Fielder Investments LLC  
Original Principal Amount: \$240,975

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
CLERK OF COUNTY CLERK  
HUNT COUNTY TEXAS  
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DEPUTY

**DEED OF TRUST**, described as follows:

Date: 04/19/2017  
Grantor: Larry D Stroner & Sherri L Stroner  
Trustee: Matthew C Aycok  
Beneficiary: Fielder Investments LLC  
Recorded: 04/26/2017 as Document No. 2017-05431

**PROPERTY:** The real property described as follows:

Lot 13 of Branden Maner, Phase Two, according to the Plat thereof recorded in Volume 400, t F, Slide 100) of the Plat Records of Hunt County, Texas, and commonly known as 1550 Kasey Ct, Caddo Mills, TX, 75135

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEE:** Jonathan P Fly  
Substitute Trustee's Mailing Address: 4901 Broadway Ste 235 San Antonio, TX 78209

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

04/06/2021, the first Tuesday of the month, to commence at 1:00pm, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

At public auction to the highest bidder for cash in the area designated by the Commissioners Court of Hunt County, Texas.

### NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.**

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

At the sale, the Substitute Trustee reserves the right to qualify bidders before accepting that bidder's bid, including but not limited to requiring some or all bidders to show proof of good funds. Substitute Trustee may reject bids made by bidders, bidding groups, or employees of bidding groups that have a prior history of bidding in bad faith.

EXECUTED as of March 16, 2021.  
JONATHAN P. FLY, PLC

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Jonathan P. Fly, Esq. Attorney for Beneficiary

EXECUTED as of March 16, 2021.  
SECURITY INTEREST ENFORCEMENT, LLC

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Jonathan P. Fly, Esq. Manager