

6-6-F6

NOTICE OF TRUSTEE'S SALE

T.S. #: 032023-01394-10TX

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 TO THE SENDER OF THIS NOTICE IMMEDIATELY.

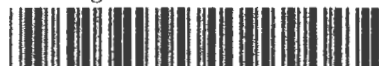
SALE INFORMATION:

Date: 6/6/2023
Time of Sale: 1:00 PM
Place: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

DEED OF TRUST INFORMATION:

Date: 5/11/2000
Grantor(s): SHEARLYN LEBLANC and MICHAEL J HILL
Original Mortgagee: VICENTE BUSTAMANTE
Current Mortgagee: U.S. Bank Trust National Association as Trustee of American Homeowner Preservation Trust Series 2015A+
Original Principal Amount: \$54,000.00
Recording Information: 5/12/2000, as Instrument No. 006389, in Book 653, Page 015,
Property County: Hunt
Property Address: 3814 SOCKWELL BLVD
GREENVILLE TX 75401
Legal Description: All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being part of Lot 4, Block 8 of the Amended Plat of the Graham Park Addition, as recorded in Volume 184, page 589, Hunt County Deed Records, and also being the same tract of land described in a Warranty Deed from Melvin Turner, et ux, to Larry D. Mack, et ux, as recorded in Volume 693, page 546, Hunt County Deed Records, and being more particularly described as follows:
BEGINNING at an iron rod set for corner at the intersection of the East line of Kingston Road with the North line of Sockwell Boulevard, said point being the Southwest corner of the above cited Turner to Mack tract, said point also being in the West line of the above cited Lot 4, Block 8;
THENCE N. 05 deg. 00 min. 00 sec. E. along the East line of Kingston Road a distance of 186.51 feet to an iron rod set for corner;
THENCE N. 89 deg. 36 min. 34 sec. E. along and near a fence line a distance of 92.34 feet to an iron rod set for corner at a fence corner post;
THENCE S. 00 deg. 29 min. 27 sec. W. along and near a fence line a distance of 186.44 feet to an iron rod set for corner in the North line of Sockwell Boulevard;
THENCE West along the North line of said street a distance of 107.00 feet to the Point of Beginning and containing 0.426 acres of land; TOGETHER WITH, all and singular, the rights, privileges and appurtenances pertaining to the said real property, including any right, title and interest of Grantor in and to adjacent streets, alleys, and rights-of-way, and any memberships in water supply



corporations providing water service to the said real property, and all improvements and fixtures, including trade fixtures, situated on and attached thereto.

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. AHP Servicing, LLC, as the Mortgage Servicer, is representing the current mortgagee, whose address is:

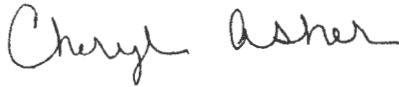
c/o AHP Servicing, LLC
440 S Lasalle St, Suite 1110
Chicago, IL 60605

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 IF THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Randy Daniel, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Cindy Daniel, Liz Hach or Cheryl Harris whose address is c/o Americas Trustee Services, Coppell, Texas 75019 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 conduce and direct the execution of remedies set aside to the beneficiary therein.

TO OBTAIN THE LATEST SALE INFORMATION PLEASE CONTACT AGENCY SALES & POSTING LLC (ASAP) AT 714-730-2727 OR SERVICELINKASAP.COM.

America's Trustee Services, LLC



Cheryl Asher, General Counsel



Posted by Robert La Mont, April 27, 2023.

FILED FOR RECORD
at 12:23 o'clock P M

APR 27 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 