

FEB 22 2024

23-171151

Notice of Substitute Trustee's Sale

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

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)

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| Deed of Trust Date: January 15, 2021 | Original Mortgagor/Grantor: LAUREN JANELLE NEWTON AND STEPHEN NEWTON |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION |
| Recorded in: Volume: N/A Page: N/A Instrument No: 2021-01094 | Property County: HUNT |
| Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION | Mortgage Servicer's Address: 2800 Tamarack Rd Owensboro, KY 42301 |

* 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 \$211,007.00, executed by LAUREN JANELLE NEWTON; STEPHEN NEWTON and payable to the order of Lender.

Property Address/Mailing Address: 2405 MONROE ST, COMMERCE, TX 75428

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF COMMERCE, HUNT COUNTY, TEXAS, AND BEING PART OF LOTS 10, 11 AND 12 OF BLOCK 1 OF COLLEGE HEIGHTS ADDITION, AN ADDITION TO SAID CITY AS RECORDED IN VOLUME 183, PAGE 34 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED TO ERICA NEALL AS RECORDED IN VOLUME 706, PAGE 124 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET FOR CORNER IN MONROE STREET AT THE NORTHEAST CORNER OF LOT 12 OF BLOCK 1 OF SAID ADDITION;

THENCE S. 00 DEG. 14 MIN. 39 SEC. W. WITH THE EAST LINE OF LOT 12, A DISTANCE OF 57.61 FEET TO A 3/8" IRON ROD SET FOR CORNER IN THE EAST LINE OF LOT 12 AND BEING IN THE WEST LINE OF SAID STREET AND BEING AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOL. 893, PG. 458 OF THE D.R.H.C.T.;

THENCE S. 88 DEG. 52 MIN. 24 SEC. W. WITH THE SOUTH LINE OF SAID NEALL TRACT, A DISTANCE OF 153.09 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID NEALL TRACT AND BEING IN THE WEST LINE OF SAID LOT 10;

THENCE N. 00 DEG. 07 MIN. 42 SEC. E. WITH THE WEST LINE OF LOT 10, PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 59.95 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 61.27 FEET



TO A POINT FOR CORNER AT THE NORTHWEST CORNER OF LOT 10 AND BEING IN THE SOUTH LINE OF AN ALLEY;

THENCE S. 89 DEG. 45 MIN. 21 SEC. E. WITH THE SOUTH LINE OF SAID ALLEY, A DISTANCE OF 153.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.209 ACRES OF LAND MORE OR LESS.

A.P.N. 41652.

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| Date of Sale: April 02, 2024 | Earliest time Sale will begin: 1:00 PM |
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Place of sale of Property: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 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.

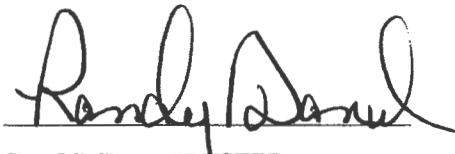
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris 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 *U.S. BANK NATIONAL ASSOCIATION* 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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris whose address is 1 Mauchly Irvine, CA 92618 OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris 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.

A handwritten signature in black ink, appearing to read "Randy Daniel", written over a horizontal line.

SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
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30097; PH: (470)321-7112