

FEB 20 2025

Notice of Substitute Trustee Sale

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

T.S. #: 25-13598

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.

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

Date: **5/6/2025**
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**
Place: **Hunt County Courthouse in Greenville, Texas, at the following location: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401**
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 10/20/2023 and is recorded in the office of the County Clerk of Hunt County, Texas, under County Clerk's File No 2023-20848, recorded on 10/24/2023, of the Real Property Records of Hunt County, Texas.
Property Address: 570 FM 3427 GREENVILLE, TEXAS 75401

Trustor(s):	ZACHARIAH BEAVERS AND ALYSSA BEAVERS	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MORTGAGE FINANCIAL SERVICES, LLC ITS SUCCESSORS AND ASSIGNS
-------------	---	--------------------------	--

Current Beneficiary:	SERVBANK, SB	Loan Servicer:	Servbank
-------------------------	---------------------	----------------	-----------------

Current Substituted Trustees:	Auction.com, David Sims, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Allan Johnston, Randy Daniel, Rick Snoke, Prestige Default Services, LLC
-------------------------------------	---

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the

T.S. #: 25-13598

nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by ZACHARIAH BEAVERS AND ALYSSA BEAVERS, A MARRIED COUPLE . The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$320,095.00, executed by ZACHARIAH BEAVERS AND ALYSSA BEAVERS, A MARRIED COUPLE , and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR MORTGAGE FINANCIAL SERVICES, LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ZACHARIAH BEAVERS AND ALYSSA BEAVERS, A MARRIED COUPLE to ZACHARIAH BEAVERS AND ALYSSA BEAVERS. SERVBANK, SB is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

SERVBANK, SB
3138 E Elwood St
Phoenix, AZ 85034
(800) 272-3286

Dated: February 20, 2025

Auction.com, David Sims, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Allan Johnston, Randy Daniel, Rick Snoke, Prestige Default Services, LLC,



Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

EXHIBIT "A"

BEING A LOT, TRACT OR PARCEL OF LAND SITUATE IN THE JOSEPH KIMBROUGH SURVEY, ABSTRACT NO. 574, HUNT COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 60.832 ACRE TRACT OF LAND CONVEYED FROM RALPH GREEN ET AL TO PRESTON LEWIS ET AL, BY WARRANTY DEED, AS RECORDED IN FILE #2017-04543, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID 60.832 ACRE TRACT, AND THE SOUTHWEST CORNER OF A 17.000 ACRE TRACT OF LAND CONVEYED TO TERRY DANIELS, BY DEED RECORDED IN VOLUME 76, PAGE 839, REAL PROPERTY RECORDS, HUNT COUNTY, TEXAS, SAID POINT LYING IN THE NORTH LINE OFF. M. ROAD NO. 3427 (VARIABLE WIDTH R.O.W.), FROM SAID POINT, A 1/4 INCH IRON ROD FOUND MARKED (OWENS) FOR WITNESS, BEARS NORTH 00 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 2.60 FEET, AND A TYPE I CONCRETE RIGHT OF WAY MONUMENT FOUND, BEARS SOUTH 87 DEGREES 31 MINUTES 41 SECONDS EAST, A DISTANCE OF 2,231.71 FEET;

THENCE, SOUTH 89 DEGREES 54 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 60.832 ACRE TRACT, AND THE NORTH LINE OF SAID F. M. ROAD NO. 3427, A DISTANCE OF 300.60 FEET TO A CONCRETE MONUMENT FOUND AT AN ANGLE POINT IN THE SOUTH LINE OF SAID 60.832 ACRE TRACT, AND AN ANGLE POINT IN THE NORTH LINE OF SAID F. M. ROAD NO. 3427, FROM SAID POINT, A TYPE I CONCRETE RIGHT OF WAY MONUMENT FOUND, BEARS SOUTH 81 DEGREES 16 MINUTE 12 SECONDS WEST, A DISTANCE OF 665.69 FEET;

THENCE, NORTH 00 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 724.57 FEET TO A 1/4 INCH IRON ROD SET MARKED (BY-LINE) FOR CORNER;

THENCE, NORTH 89 DEGREES 54 MINUTES 19 SECONDS EST, A DISTANCE OF 300.60 FEET TO A 1/4 INCH IRON ROD SET MARKED (BY-LINE) IN THE EST LINE OF SAID 60.832 ACRE TRACT, FROM SAID POINT, A 6 INCH BOIS-D'ARC FENCE POST FOUND AT THE NORTHEAST CORNER OF SAID 60.832 ACRE TRACT, BEARS NORTH 00 DEGREES 19 MINUTES 06 SECONDS EAST, A DISTANCE OF 1,413.89 FEET;

THENCE, SOUTH 00 DEGREES 19 MINUTES 06 SECONDS WEST, ALONG THE EAST LINE OF SAID 60.832 ACRE TRACT, A DISTANCE OF 724.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 217,800 SQUARE FEET OR 5.00 ACRES OF LAND MORE OR LESS.