

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/13/2022	Grantor(s)/Mortgagor(s): ALFARUE HOLDINGS LLC
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOMEXPRESS MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Pacific Asset Holding LLC, a Delaware limited liability company; a wholly-owned subsidiary of Pacific Life Insurance Company
Recorded in: Volume: N/A Page: N/A Instrument No: 2022-21014	Property County: HUNT
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: 6/3/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED 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 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, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, 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: 4/25 2025

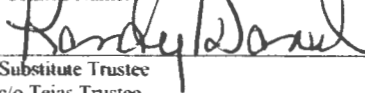


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: 5-1-25



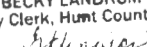
Printed Name:



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

FILED FOR RECORD
at 9:35 o'clock A M

MAY 01 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

MH File Number: TX-25-108072-POS
Loan Type: Business Purpose Loan

TX-25-108072-POS

Legal Description

Being a tract or parcel of land lying and situated in the John Bordine Survey, Abstract No. 39, Hunt County, Texas, being all of Lot 57 of HOLIDAY ESTATES, an addition to Hunt County as recorded in Cabinet D, Slide 32, Plat Records, Hunt County, Texas, being all that certain called 0.2544 acre tract of land described in a deed to Alfarae Holdings, LLC, as recorded in Document No. 2021-03836, Real Property Records, Hunt County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the east right-of-way of Whipperwill Lane (Whipperwill Lane per plat) at the southwest corner of said Lot 57;

THENCE, North 00° 32' 34" West, along said right-of-way line, a distance of 140.10 feet to a 3/8" iron rod found for corner at the northwest corner of said Lot 57;

THENCE, North 87° 23' 16" East, along the north line of said Lot 57, a distance of 58.65 feet to a 1/2" iron rod found for corner at the northeast corner thereof;

THENCE, South 17° 01' 26" East, along the east line of said Lot 57, a distance of 147.45 feet to a 1/2" iron rod found for corner at the southeast corner thereof;

THENCE, South 88° 58' 59" West, along the south line of said Lot 57, a distance of 100.40 feet to the **POINT OF BEGINNING** and containing 0.257 acres (11,223 square feet) of land.