

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/7/2001	Grantor(s)/Mortgagor(s): GREGORY LOFTIN A MARRIED MAN, AND NANCY R. LOFTIN
Original Beneficiary/Mortgagee: AMERICAN LENDING GROUP, INC.	Current Beneficiary/Mortgagee: HSBC Bank USA, National Association as Trustee for GSMPS Mortgage Loan Trust 2005-RP1
Recorded in: Volume: 820 Page: 269 Instrument No: 16738	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: 1/6/2026	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: 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.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS 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, Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Auction.com LLC, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, 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: 10/14/2025

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: 10-15-25

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

FILED FOR RECORD
at 8:03 o'clock A M

OCT 16 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by

MH File Number: TX-21-79648-POS
Loan Type: FHA

TX-21-79648-POS

EXHIBIT A

LOT 1:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING ALL OF LOT 1 OF THE RIDGECREST ADDITION, SECTION 7, AS RECORDED IN VOL. 400, PAGE 418 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." (HEREINAFTER CALLED 1/2" IRON ROD SET) FOR CORNER AT THE NORTHWEST CORNER OF LOT 1, SAID POINT BEING IN THE SOUTH LINE OF GARDEN DRIVE;

THENCE S 78 DEG. 51 MIN. 00 SEC. E (DIRECTIONAL CONTROL LINE) ALONG THE SOUTH LINE OF SAID GARDEN DRIVE, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF LOT 2;

THENCE S 11 DEG. 02 MIN. 52 SEC. W ALONG THE COMMON LINE OF LOT 1 AND LOT 2, A DISTANCE OF 120.37 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF LOT 1 AND AT THE SOUTHWEST CORNER OF LOT 2, SAID POINT BEING IN THE NORTH LINE OF LOT 4;

THENCE N 76 DEG. 51 MIN. 00 SEC. W ALONG THE SOUTH LINE OF LOT 1 AND ALONG THE NORTH LINE OF LOT 4, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF LOT 1 AND AT THE NORTHWEST CORNER OF LOT 4;

THENCE N 11 DEG. 02 MIN. 52 SEC. E ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 120.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.17 ACRES OF LAND.

PORTION OF LOT 4:

ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS. AND BEING PART OF LOT 4 OF RIDGECREST ADDITION SECTION 7, AS RECORDED IN VOLUME 400, PAGE 418, OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM J.B. HILL, ET UX, TO RONALD L. BROWN, ET UX, AS RECORDED IN VOLUME 864, PAGE 492, OF THE DEED RECORD OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "STOVALL & ASSOC." (HEREINAFTER CALLED 1/2" IRON ROD SET) FOR CORNER AT THE SOUTHWEST CORNER OF THE ABOVE CITED BROWN TRACT;

THENCE N. 11 DEG. 02 MIN. 52 SEC, E. ALONG THE WEST LINE OF SAID BROWN TRACT, A DISTANCE OF 79.83 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID BROWN TRACT, AND AT THE SOUTHWEST CORNER OF LOT 1;

THENCE S. 78 DEG. 51 MIN. 00 SEC. E. ALONG THE NORTH LINE OF SAID BROWN TRACT, AND ALONG THE SOUTH LINE OF LOT 1, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID BROWN TRACT;

THENCE S. 10 DEG. 10 MIN. 42 SEC, W. ALONG THE EAST LINE SAID BROWN TRACT, A DISTANCE OF 87.36 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID BROWN TRACT;

THENCE N. 71 DEG. 51 MIN. 45 SEC. W. ALONG THE SOUTH LINE OF SAID BROWN TRACT, A DISTANCE OF 61.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.12 ACRES OF LAND.