

25-363721

Notice of Substitute Trustee's Sale

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: June 26, 2020 | Original Mortgagor/Grantor: VALERIE ANN ECHOLS, ANDREW M. ECHOLS AND THELMA JANE PRESTWOOD |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: SELENE FINANCE LP |
| Recorded in: Volume: N/A Page: N/A Instrument No: 2020-10190 | Property County: HUNT |
| Mortgage Servicer: Selene Finance LP | Mortgage Servicer's Address: 3501 Olympus Blvd, Suite 500, Dallas, Texas 75019 |

* 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 \$279,837.00, executed by VALERIE ANN ECHOLS, ANDREW M. ECHOLS AND THELMA JANE PRESTWOOD and payable to the order of Lender.

Property Address/Mailing Address: 8531 TRAILDUST DR, QUINLAN, TX 75474

Legal Description of Property to be Sold: BEING A 2.00 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE EDMOND PRICE SURVEY, ABSTRACT NO. 826, HUNT COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 0.30 ACRE TRACT OF LAND CONVEYED FROM MICHAEL R. AND LAURA R. FRANCIS TO MONICA ASHBAUGH, BY WARRANTY DEED, AS RECORDED IN FILE NO. 2013-1783, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 1.70 ACRE TRACT OF LAND CONVEYED FROM MICHAEL R. AND LAURA R. FRANCIS TO MONICA ASHBAUGH, BY WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN FILE NO. 2013-1784, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, ALSO BEING KNOWN AS ALL OF LOT 4, TRAIL DUST ESTATES WEST, AS RECORDED IN VOLUME 400, PAGE 968, PLAT RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN TRAIL DUST DRIVE, IN THE EAST LINE OF LOT 15, OF SAID TRAIL DUST ESTATES WEST, AT THE SOUTHWEST CORNER OF LOT 3, OF SAID TRAIL DUST ESTATES WEST, AT THE NORTHWEST CORNER OF SAID 0.30 ACRE TRACT, AND AT THE NORTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 87 DEGREES 36 MINUTES 44 SECONDS EAST, WITH THE SOUTH LINE OF SAID LOT 3, WITH THE NORTH LINE OF SAID 0.30 ACRE TRACT, WITH A NORTH LINE OF SAID 1.70 ACRE TRACT, AND WITH THE NORTH LINE OF SAID LOT 4, PASSING AT 24.47 FEET A 3/8" IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 386.29 FEET TO A 3/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 3, IN THE WEST LINE OF A CALLED 7.216 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2, CONVEYED TO NATHAN ALAN BIRNBAUM, ET AL, BY WARRANTY DEED



WITH VENDOR'S LIEN, AS RECORDED IN FILE NO. 2017-07352, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID 1.70 ACRE TRACT, AND AT THE NORTHEAST CORNER OF SAID LOT 4;

THENCE SOUTH 01 DEGREES 59 MINUTES 02 SECONDS EAST, WITH THE WEST LINE OF SAID 7.216 ACRE TRACT (TRACT 2), WITH THE WEST LINE OF A CALLED 7.216 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1, CONVEYED TO NATHAN ALAN BIRNBAUM, ET AL, BY WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN FILE NO. 2017-07352, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, WITH THE EAST LINE OF SAID 1.70 ACRE TRACT, AND WITH THE EAST LINE OF SAID LOT 4, A DISTANCE OF 223.74 FEET TO A 1/2" IRON ROD SET CAPPED (BY-LINE) AT THE NORTHEAST CORNER OF LOT 5, OF SAID TRAIL DUST ESTATES WEST, AT THE SOUTHEAST CORNER OF SAID 1.70 ACRE TRACT, AND AT THE SOUTHEAST CORNER OF SAID LOT 4;

THENCE SOUTH 87 DEGREES 36 MINUTES 44 SECONDS WEST, WITH THE NORTH LINE OF SAID LOT 5, WITH THE SOUTH LINE OF SAID 1.70 ACRE TRACT, AND WITH THE SOUTH LINE OF SAID LOT 4, PASSING AT 369.48 FEET A 3/8" IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 393.04 FEET TO A POINT IN TRAIL DUST DRIVE, IN THE EAST LINE OF LOT 14, OF SAID TRAIL DUST ESTATES WEST, AT THE NORTHWEST CORNER OF SAID LOT 5, AT THE SOUTHWEST CORNER OF SAID 1.70 ACRE TRACT, AND AT THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 00 DEGREES 15 MINUTES 23 SECONDS WEST, ALONG TRAIL DUST DRIVE, WITH THE EAST LINE OF SAID LOT 14, WITH THE EAST LINE OF SAID LOT 15, WITH A WEST LINE OF SAID 1.70 ACRE TRACT, WITH THE WEST LINE OF SAID 0.30 ACRE TRACT, AND WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 223.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND.

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| Date of Sale: April 07, 2026 | Earliest time Sale will begin: 1:00 PM |
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Place of sale of Property: 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 Commissioners Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, 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, *SELENE FINANCE LP*, the owner and holder of the Note, has requested Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Tejas Corporate Services, LLC 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.

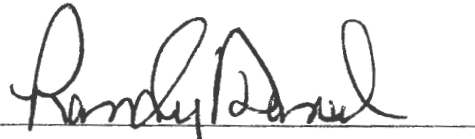
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SELENE FINANCE LP* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Tejas Corporate Services, LLC 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 Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Tejas Corporate Services, LLC 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.



SUBSTITUTE TRUSTEE

Servicelink Agency Sales and Posting, LLC OR Tejas
Corporate Services, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112

FILED FOR RECORD
at 12:27 o'clock P M

FEB 19 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 