

FILED FOR RECORD
at 3:14 o'clock PM

JUL 07 2026

Notice of Substitute Trustee Sale

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinojer*

T.S. #: 25-13478

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: 9/1/2026
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: 2507 Lee Street, Greenville, Tx 75401 - or in the area designated by the commissioners court. 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING LOT 4 IN BLOCK 1 OF GREENVILLE HILLS, SECTION ONE, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE RECORDED PLAT OF SAID ADDITION IN VOLUME 400, PAGE 160 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 3/17/2020 and is recorded in the office of the County Clerk of Hunt County, Texas, under County Clerk's File No 2020-04812, recorded on 3/24/2020, of the Real Property Records of Hunt County, Texas.
Property Address: 6407 FLAMINGO RD GREENVILLE, TEXAS 75402

Trustor(s):	O A CHRISTOPHER CHAPMAN AND VIRGINIA L CHAPMAN	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CREDIT UNION OF TEXAS, ITS SUCCESSORS AND ASSIGNS
-------------	---	--------------------------	---

Current Beneficiary:	CREDIT UNION OF TEXAS	Loan Servicer:	Servbank, N.A. ¹
-------------------------	-----------------------	----------------	-----------------------------

Current Substituted Trustees:	Auction.com, LLC, David Sims, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Allan Johnston, Randy Daniel, Avriel DuVerney, Jabria Foy, Heather Golden, Kara Riley, Debby Akens, Kara Riley, Debby Akens, and Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC, Resolve Trustee Services, LLC, Abstracts/Trustees of Texas, LLC, Prestige Posting And Publishing 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

T.S. #: 25-13478

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 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 O A CHRISTOPHER CHAPMAN AND VIRGINIA L CHAPMAN. 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 but not limited to (1) the promissory note in the original principal amount of \$84,800.00, executed by O A CHRISTOPHER CHAPMAN AND VIRGINIA L CHAPMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CREDIT UNION OF TEXAS, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of O A CHRISTOPHER CHAPMAN AND VIRGINIA L CHAPMAN to O A CHRISTOPHER CHAPMAN AND VIRGINIA L CHAPMAN. CREDIT UNION OF TEXAS is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

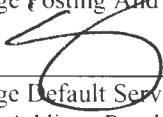
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, 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:
CREDIT UNION OF TEXAS c/o Servbank, N.A.
3138 E Elwood St
Phoenix, AZ 85034
(800) 272-3286

T.S. #: 25-13478

Dated: 7/07/26

Auction.com, LLC, David Sims, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Sharon St. Pierre, Allan Johnston, Randy Daniel, Avriel DuVerney, Jabria Foy, Heather Golden, Kara Riley, Debby Akens, Kara Riley, Debby Akens, and Rick Snock, Prestige Default Services, LLC, Agency Sales and Posting LLC, Resolve Trustee Services, LLC, Abstracts/Trustees of Texas, LLC, Prestige Posting And Publishing 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: (949) 776-4697
Website: <https://prestigepostandpub.com>

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

Page 1 of 3

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND,
LYING AND BEING SITUATED IN THE CITY OF
GREENVILLE, HUNT COUNTY, TEXAS, AND BEING LOT
4 IN BLOCK 1 OF GREENVILLE HILLS, SECTION ONE,
AN ADDITION TO THE CITY OF
GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO
THE RECORDED PLAT OF SAID ADDITION IN VOLUME
400, PAGE 160 OF THE DEED RECORDS OF HUNT
COUNTY, TEXAS**

4. The lien to be foreclosed is indexed or recorded as Instrument No. 2020-04812 and recorded in the real property records of Hunt County, Texas.
5. The material facts establishing Respondent's default are alleged in the Petitioner's application and the supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this Order.
6. Based on the Answer filed herein by Respondent, no party named herein subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8 on its Application. Petitioner and/or its successors and assigns may proceed with foreclosure of the property described above in accordance with applicable law and the Loan Agreement, contract, or lien sought to be foreclosed, and Petitioner is hereby authorized to proceed with a non-judicial foreclosure on the herein described property pursuant to the Loan Agreement, Texas Property Code Section 51.002, and under Article XVI, section 50(a)(6) of the Texas Constitution.
8. Petitioner and/or its successors and assigns is hereby authorized to take all actions necessary to proceed with the non-judicial foreclosure and to secure the property.
9. This Order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this Order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

Order on Rule Granting 736 Application for Expedited Foreclosure

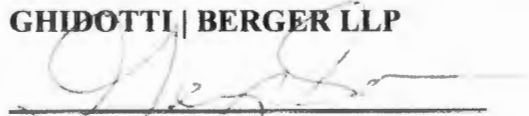
SIGNED this 29th day of July, 2025.



Judge Presiding

APPROVED AND ENTRY REQUESTED:

GHIDOTTI | BERGER LLP



George Scherer, Esq.

State Bar No. 00784916

Ghidotti | Berger LLP

16801 Addison Rd Ste 350

Addison, TX 75001

Tel: (949) 427-2010 ext. 1029

Fax: (469) 713-3194

Email: gscherer@ghidottiberger.com

ATTORNEY FOR PETITIONER

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

GHIDOTTI BERGER on behalf of George Scherer

Bar No. 784916

texas@ghidottiberger.com

Envelope ID: 103703698

Filing Code Description: Proposed Order

Filing Description: Order on 736 App

Status as of 7/30/2025 6:33 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
GEORGE SCHERER		TEXAS@GHIDOTTIBERGER.COM	7/29/2025 11:05:52 AM	SENT