

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 7/31/2023	Grantor(s)/Mortgagor(s): CHRISTOPHER JACOB MOORE AND MARIA PAULINA BALDERAS SANCHEZ, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR UNITED WHOLESALE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: United Wholesale Mortgage, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2023-14554	Property County: HUNT
Mortgage Servicer: Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 425 Phillips Blvd. Ewing, NJ 08618
Date of Sale: 10/6/2026	Earliest Time Sale Will Begin: 1:00 PM
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, Auction.com, LLC, 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(1): 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: 8/31/2026



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Cenlar FSB

Dated: 9-3-2026

Printed Name

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

FILED FOR RECORD
at 1:50 o'clock P M

SEP 03 2026

MH File Number: TX-26-132265-POS
Loan Type: Conventional Residential

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

TX-26-132265-POS

All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being part of Lots 5 and 6, Block 2, HOMESTEAD ADDITION, City of Greenville, Hunt County, Texas, according to the plat thereof recorded in Cabinet C, Slide 122, Plat Records of Hunt County, Texas, also being all of the Tract 3 as described in a Warranty Deed from Kenny A. Jackson, Carmen D. Jackson and Kathryn L. McLewis to 2020 Capital, LLC as recorded in/under Document No. 2021-01540, Official Public Records of Hunt County, Texas, and being further described as follows:

BEGINNING at an "x" set in concrete for a corner at the southeast corner of said Tract 3, said Point of Beginning being at the intersection of the west line of Sayle Street and the north line of an alley;

THENCE S88°48'01" W along the south line of said Tract 3 and the north line of said alley, a distance of 102.00 feet to a 1/2 inch iron rod found for a corner at the southwest corner of said Tract 3;

THENCE N00°37'22" E along a fence and the west line of said Tract 3, a distance of 50.04 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said Tract 3;

THENCE N88°53'36" E along the north line of said Tract 3, a distance of 100.37 feet to a 1/2 inch iron rod set for a corner at the northeast corner of said Tract 3 on the west line of Sayle Street;

THENCE S01°14'21" E along the east line of said Tract 3 and the west line of Sayle Street, a distance of 49.85 feet returning to the Point of Beginning and containing 0.116 acre of land and being known as 3308 Sayle Street.