

FILED
LAURA ROGERS
COUNTY & DISTRICT CLERK
DATE 10/19/23 TIME 2:45pm
SHERMAN COUNTY TEXAS
BY TCopey

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SHERMAN County

Deed of Trust Dated: August 9, 2016

Amount: \$123,500.00

Grantor(s): ANEL ATON and ANTHONY ATON JR

Original Mortgagee: ANCHOR D BANK

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

Mortgagee Address: PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

Recording Information: Document No. 028576

Legal Description: LOTS NINETEEN (19) THROUGH TWENTY-FOUR (24), BLOCK FORTY-FOUR (44), ORIGINAL TOWN OF TEXAHOMA, SHERMAN COUNTY, TEXAS.

Date of Sale: December 5, 2023 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the SHERMAN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHANNON HECK OR RONNIE HECK, JONATHAN SCHENDEL, RAMIRO CUEVAS, SUSAN BOWERS, JOSE A. BAZALDUA, ANTONIO BAZALDUA, JONATHAN BOWERS, GABRIELLE CARRIER, PATRICK ZWIERS OR GLANDEEN SHENK have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

Anthony Adan Garcia, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2023-004478

Printed Name:

Susan Bowers

c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618

FILED
SHERMAN COUNTY CLERK
SHERMAN COUNTY TEXAS
DATE: 12/05/2023
TIME: 10:15 AM

AFFIDAVIT OF POSTING/FILING NOTICE OF SALE
STATE OF TEXAS

COUNTY OF SHERMAN

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath, as follows:

On behalf of the holder of the indebtedness secured by a Deed of Trust, dated August 9, 2016, executed by ANTHONY R. ATON, JR. AND WIFE, ANEL S. ATON to MICHAEL H. PATTERSON, Trustee(s) and recorded in the office of the County Clerk in Document No. 028576, SHERMAN County, Texas; at least twenty-one (21) days preceding the date of the sale made by Substitute Trustee on December 5, 2023 between the hours of 1:00 PM and 4:00 PM;

(i) Written notice of the proposed sale, designating the County in which the property securing the above Deed of Trust will be sold, was posted (Notice of Sale) at the courthouse door of each County in which the property securing the above Deed of Trust is located, or as otherwise designated by the County Commissioners; and

(ii) A copy of said Notice of Sale was filed in the office of the County Clerk of the County in which the sale was made.

SHANNON HECK OR RONNIE HECK, JONATHAN SCHENDEL, RAMIRO CUEVAS,
SUSAN BOWERS, JOSE A. BAZALDUA, ANTONIO BAZALDUA, JONATHAN BOWERS,
GABRIELLE CARRIER, PATRICK ZWIERS OR GLANDEEN SHENK
Substitute Trustee

STATE OF TEXAS

COUNTY OF SHERMAN

This instrument was acknowledged before me on this ____ day of _____, 2023, by _____.

NOTARY PUBLIC, STATE OF TEXAS
My Commission expires: _____