

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: October 03, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: FOYER AT THE FRONT DOOR OF THE SHERMAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 03, 2017 and recorded in Document VOLUME 0327, PAGE 0686 real property records of SHERMAN County, Texas, with HUBERT BROWN AND DINA BROWN, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HUBERT BROWN AND DINA BROWN, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$32,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
75 BEATTIE PLACE
SUITE 300
GREENVILLE, SC 29601

FILED
LAURA ROGERS
COUNTY & DISTRICT CLERK
DATE 9-7-23 TIME 14:36
SHERMAN COUNTY TEXAS
BY _____

Laura Rogers



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.

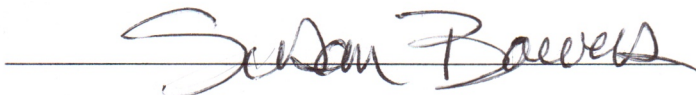
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHANNON HECK, RONNIE HECK, JONATHAN SCHENDEL, RAMIRO CUEVAS, PATRICK ZWIERS, AUCTION.COM, SUSAN BOWERS, JONATHAN BOWERS, GLANDEEN SHENK, JOSE A. BAZALDUA OR ANTONIO BAZALDUA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

Certificate of Posting

My name is SUSAN BOWERS, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-7-2023 I filed at the office of the SHERMAN County Clerk and caused to be posted at the SHERMAN County courthouse this notice of sale.



Declarants Name: _____

Date: 9-7-2023

417 N SPRUCE ST
STRATFORD, TX 79084

0000008694325

0000008694325

SHERMAN

EXHIBIT "A"

LOT THIRTEEN (13), LOT FOURTEEN (14), LOT FIFTEEN (15), AND THE NORTH ONE HALF (1/2) OF LOT SIXTEEN (16), BLOCK FORTY-EIGHT (48), ORIGINAL TOWN OF STRATFORD, SHERMAN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 636, SHERMAN COUNTY DEED RECORDS.