

NO. _____ TIME 9:50 AM

FEB 12 2024

DONECE GEGORY, COUNTY CLERK
TYLER COUNTY, TEXAS

BY 

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

TYLER County

Deed of Trust Dated: September 12, 2014

Amount: \$98,188.00

Grantor(s): CAYCE SUNDAY and ROBIN SUNDAY

Original Mortgagee: COMPASS BANK

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

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

Recording Information: Document No. 143420

Legal Description: SEE EXHIBIT A

Date of Sale: April 2, 2024 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 TYLER 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.

TOMMY JACKSON OR RON HARMON, STEPHANIE HERNANDEZ, EVAN PRESS, AMY OIAN, KATHLEEN ADKINS, MICHAEL KOLAK, KEATA SMITH OR CAROLYN CICCIO 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.

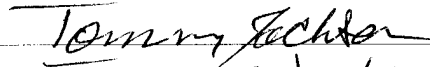
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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 Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-004857



Printed Name: Tommy Jackson
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

Being Lot 9 and Lot 10, Lake Hyatt Estates, a subdivision situated in Tyler County, Texas, according to the Plat thereof filed for record in the Office of the County Clerk of Tyler County, Texas, under Plat File No. 69, and Plat File No. 69A, Plat Records, Tyler County, Texas, to which Plat reference is herein made for all pertinent purposes, and being situated in the J. S. and William Rice Survey, Abstract No. 861, and the T & N O RR Company Section 7, Block 1, Abstract No. 1144, Tyler County, Texas.

SAVE AND EXCEPT from Lot 9, that certain tract of land described in Deed dated May 6, 1967, executed by Habenclo A. Fernandez and Gladys Fernandez to the State of Texas, recorded in Volume 252, Page 215, et seq., Deed Records, Tyler County, Texas.