

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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 OF SUBSTITUTE TRUSTEE'S SALE

NO. _____ TIME 2:45 pm

DATE: AUGUST 23, 2024

SEP 03 2024

NOTE: Note described as follows:

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By *AK*

Date: FEBRUARY 25, 2021
Maker: VERNON TRAVIS COLLINS JR.
Payee: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO
WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE,
FOR MID-STATE TRUST XI
successor to original lender
Original Principal
Amount: \$84,550.00

DEED OF TRUST: Deed of Trust described as follows:

Date: FEBRUARY 25, 2021
Grantor: VERNON TRAVIS COLLINS JR.
Trustee: CHRIS PEIRSON
Beneficiary: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO
WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE,
FOR MID-STATE TRUST XI
successor to original lender
Recorded: INSTRUMENT NO. 21-804, WHICH WAS RECORDED IN THE
REAL PROPERTY RECORDS OF TYLER COUNTY, TEXAS.

LENDER: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO
WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR
MID-STATE TRUST XI

BORROWERS: VERNON TRAVIS COLLINS JR.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN TYLER COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: TOMMY JACKSON, RON HARMON, KEATA SMITH, CAROLYN CICCIO, EVAN PRESS, AMY OIAN, KATHLEEN ADKINS, MICHAEK KOLAK, AUCTION.COM, DONNA CADDENHEAD, PENNEY THORTON AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

OCTOBER 1, 2024, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In TYLER County, Texas, at THE TYLER COUNTY COURTHOUSE, 100 WEST BLUFF, WOODVILLE, TEXAS 75979 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other

substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: FEBRUARY 25, 2021
Grantor: VERNON TRAVIS COLLINS JR.
Trustee: CHRIS PEIRSON
Beneficiary: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI
successor to original lender
Recorded: INSTRUMENT NO. 21-804, WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF TYLER COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN TYLER COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: TOMMY JACKSON, RON HARMON, KEATA SMITH, CAROLYN CICCIO, EVAN PRESS, AMY OIAN, KATHLEEN ADKINS, MICHAEK KOLAK, AUCTION.COM, DONNA CADDENHEAD, PENNEY THORTON AND DAVID GARVIN.

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of **AUGUST 23, 2024**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: Lillian Riley

Name: Lillian A. Riley, Attorney for U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION. AS TRUSTEE, FOR MID-STATE TRUST XI and NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

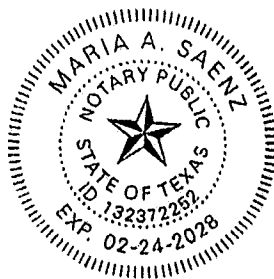
THE STATE OF TEXAS

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COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day appeared LILLIAN A. RILEY, and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on AUGUST 23, 2024.



Maria A. Saenz
Notary Public, State of Texas

Notice of Sale executed by:

David A. Garvin

Name: David Garvin

Substitute Trustee

EXHIBIT A

FIELDNOTES TO A 2.000 ACRE TRACT OF LAND AS SITUATED IN THE ANDERSON BARCLAY SURVEY, A-4, TYLER COUNTY, TEXAS AND BEING CUT OF AND A PART OF THAT SAME 25.035 ACRE TRACT CONVEYED TO LINDSEY B. WHISENHANT BY DEED RECORDED IN VOLUME 696, PAGE 69 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, SAID 2.000 ACRE RECORDS OF TYLER COUNTY. SAID 25.035 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND ON THE SOUTH RIGHT OF WAY OF U. S. HIGHWAY 190 FOR A NORTHEAST CORNER OF SAID WHISENHANT 25.035 ACRES AND THE NORTHEAST CORNER OF THIS TRACT AND SAME BEING THE NORTHWEST CORNER OF THE SAMMY BIRM 1.00 ACRE TRACT DESCRIBED IN VOLUME 492, PAGE 927 OF THE DEED RECORDS OF TYLER COUNTY;

THENCE S 10°50'14"E, WITH THE WEST LINE OF SAID BIRM 1.00 ACRE TRACT, AT 208.56 FT. PASS THE SOUTHWEST CORNER OF SAME AND AN INTERIOR ANGLE CORNER OF SAID WHISENHANT 25.035 ACRES, IN ALL A TOTAL DISTANCE OF 294.15 FT. TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 79°09'46"W 333.32 FT. TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 10°50'14"W 189.50 FT. TO A 1/2" IRON ROD SET FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT LOCATED ON A NORTH LINE OF SAID WHISENHANT 25.035 ACRES AND THE SOUTH LINE OF THE CHARLES HADNOT 0.500 ACRE TRACT DESCRIBED IN VOLUME 478, PAGE 796 OF SAID COUNTY DEED RECORDS;

THENCE N 79°11'23"E 303.65 FT., WITH THE SOUTH LINE OF THE HADNOT 0.500 ACRE TRACT, TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAME AND AN INTERIOR ANGLE CORNER OF SAID WHISENHANT 25.035 ACRES AND OF THIS TRACT;

THENCE N 10°25'16"W 104.37 FT., WITH THE EAST LINE OF THE HADNOT 0.500 ACRE TRACT, TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAME AND A NORTHWEST CORNER OF SAID 25.035 ACRES AND THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT LOCATED ON THE SOUTH RIGHT OF WAY OF U. S. HIGHWAY 190;

THENCE N 79°04'54"E 228.92 FT., WITH THE SOUTH RIGHT OF WAY OF SAID HIGHWAY, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 2.000 ACRES OF LAND.

THE BEARING RECITED HEREIN ARE BASED AND/OR ROTATED TO A NORTH LINE OF THE WHISENHANT 25.035 ACRE TRACT. (N 79°04'54"E)