

23-158780

Notice of Substitute Trustee's Sale**NOV 20 2025**

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: February 6, 2007	Original Mortgagor/Grantor: KERRY PERRY AND SHONTA WILLIAMS
Original Beneficiary / Mortgagee: BENEFICIAL TEXAS INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2025-NR1
Recorded in: Volume: 871 Page: 108 Instrument No: N/A	Property County: TYLER
Mortgage Servicer: SELECT PORTFOLIO SERVICING	Mortgage Servicer's Address: 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$48,000.00, executed by SHONTA WILLIAMS and payable to the order of Lender.

Property Address/Mailing Address: 800 BLUE BIRD STREET, WOODVILLE, TX 75979

Legal Description of Property to be Sold: BEING OUT OF ABSTRACT NO. 657 JOSIAH WHEAT SURVEY, TYLER COUNTY, TEXAS, AND BEING A PART OF A TRACT, DESCRIBED AS TRACT NO. 3, IN DEED RECORDED IN VOLUME 216, PAGE 637 OF THE TYLER COUNTY DEED RECORDS, AND BEING 0.243 OF AN ACRE OF LAND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A INCH IRON ROD IN THE WEST LINE OF TRACT NO. 3, N 00 DEG. 22 MIN. W. 330.86 FEET FROM THE SOUTHWEST CORNER OF SAME; THENCE N 00 DEG. 22 MIN. W ALONG AND WITH THE SAID WEST LINE 71.65 FEET TO A INCH IRON ROD FOR CORNER. ON THE SOUTH EDGE OF A DIRT ROAD; THENCE N 89 DEG 27 MIN E. ALONG AND WITH THE SOUTH EDGE OF SAID ROAD, 148.39 1, TALA TO A INCH IRON ROD FOR CORNER, ON THE WEST EDGE OF BLUEBIRD STREET; THENCE S 00 DEG. 42 MIN. W ALONG AND WITH THE WEST EDGE OF BLUEBIRD STREET, 71.65 FEET TO A INCH IRON ROD FOR CORNER; THENCE S 89 DEG. 26 MIN. 34 SEC. W 147.05 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.243 OF AN ACRE OF LAND..

Date of Sale: January 06, 2026	Earliest time Sale will begin: 1:00PM
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Place of sale of Property: All that area under the steps giving access to the north entrance to the second floor of the courthouse, bounded on the south by the north wall of the courthouse building, more particularly all that area lying within 6 feet and 8 inches on either side of a line beginning at the middle of the north entrance of the first floor of the courthouse and running due north 19 feet and 6 inches OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2025-NR1*, the owner and holder of the Note, has requested Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300 Irving, Tx 75038 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2025-NR1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300 Irving, Tx 75038 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Servicelink Agency Sales and Posting, LLC whose address is 1320 Greenway Drive Suite 300 Irving, Tx 75038 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, Tx 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

/s/Joseph Vacek

Joseph Vacek

Attorney for Select Portfolio Servicing, Inc.

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