

JUN 30 2023

313 Juanita Ave, Wills Point, TX 75169

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

23-005003

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: 08/01/2023

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Van Zandt County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/23/2022 and recorded in the real property records of Van Zandt County, TX and is recorded under Clerk's File/Instrument Number 2022-005453, with Rebecca Hall and Justin Hall (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Advantagefirst Lending Inc., mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Rebecca Hall and Justin Hall, securing the payment of the indebtedness in the original amount of \$206,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals, and extensions of the promissory note. Home Point Financial Corporation is the current mortgagee of the note and Deed of Trust or Contract Lien.

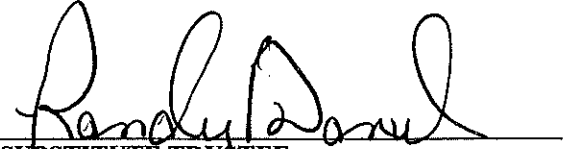
5. Property to be Sold. LOT 31, BLOCK A, OF THE HIGHLAND PARK ACRES ADDITION, TO THE CITY OF WILLS POINT, VAN ZANDT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION, AS THE SAME APPEARS OF RECORD IN GLIDE 145B OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.



4789103

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ServiceMac, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Home Point Financial Corporation
9726 Old Bailes Road, Suite 200
Fort Mill, SC 29707



SUBSTITUTE TRUSTEE

Randy Daniel, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Randy Daniel, Cindy Daniel, Jim O'Bryant
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2023.

NOTARY PUBLIC in and for

_____ COUNTY

My commission expires: _____

Print Name of Notary: _____

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____, I filed at the office of the Van Zandt County Clerk and caused to be posted at the Van Zandt County courthouse this notice of sale.

Declarants Name: _____

Date: _____