

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FAYETTE County

Deed of Trust Dated: August 18, 2010

Amount: \$258,750.00

Grantor(s): LLOYD D. NIBLETT and MADELYN L. NIBLETT

Original Mortgagee: GENERATION MORTGAGE COMPANY

Current Mortgagee: GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS ADMINISTRATOR OF THE RMH 2023-4 TRUST

Mortgagee Servicer and Address: c/o BSI FINANCIAL SERVICES, 314 S Franklin St., Titusville, PA 16354

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 10-5255; Volume 1535, Page 72

Legal Description: LOT ONE (1), BLOCK THREE (3), OF THE WEBER SUBDIVISION TO THE CITY OF LA GRANGE, FAYETTE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 344, PAGE 302, DEED RECORDS OF FAYETTE COUNTY, TEXAS.

Date of Sale: April 1, 2025 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

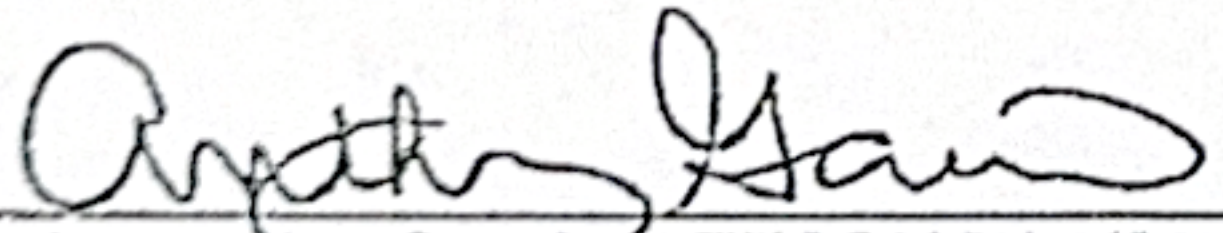
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the FAYETTE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

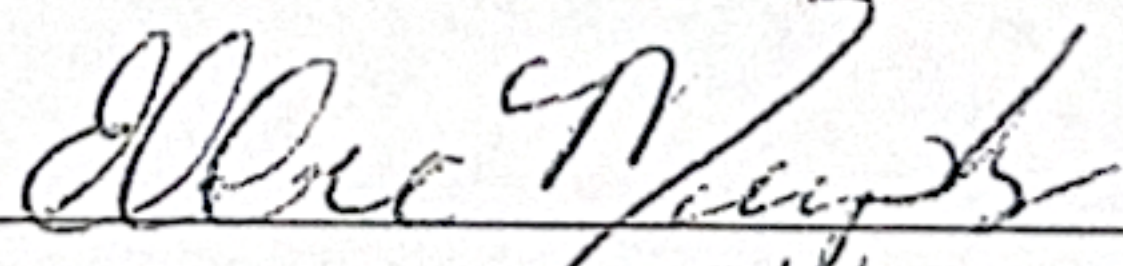
KRISTOPHER HOLUB OR PETE FLOREZ, MEGAN L. RANDLE, ROBERT RANDLE, EBBIE MURPHY, DYLAN RUIZ, AMY ORTIZ, JENNYFER SAKIEWICZ, DEBBY JURASEK OR DONALD GRAHAM have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon 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: 2024-005415


Printed Name: Ebbie Murphy
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

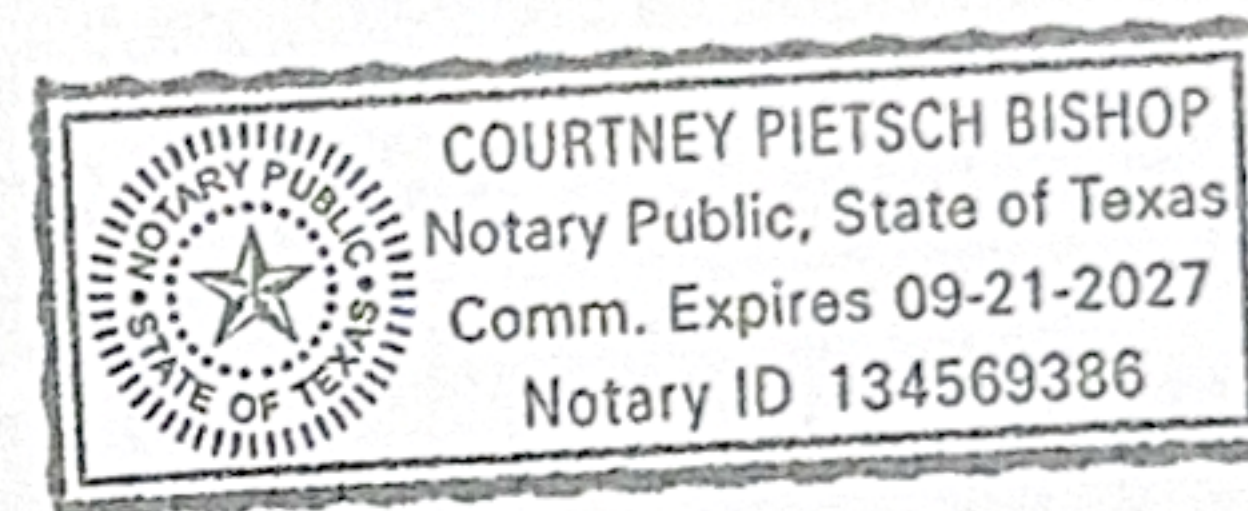
STATE OF TEXAS

COUNTY OF FAYETTE

Before me, the undersigned authority, on this 6th day of March, 2025, personally appeared Ebbie Murphy, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Courtney P. Bishop
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2024-005415



FILED
2:54 PM KB
MAR 06 2025

Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS