

FILED FOR RECORD

JUL 15 2024

ANN FORD, COUNTY CLERK
YOUNG COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

YOUNG County

Deed of Trust Dated: August 29, 2003

Amount: \$62,300.00

Grantor(s): CHRISTINE WADE and HEIRS AND BENEFICIARIES OF R.C. WADE

Original Mortgagee: AAMES FUNDING CORP., DBA AAMES HOME LOAN

Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF

MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE1

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

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. 3143

Legal Description: BEING A TRACT OUT OF T.E & L. COMPANY SURVEY NO. 155, ABSTRACT NO. 402, OLNEY, YOUNG COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE NBL OF WADE DRIVE 60 FEET N 0-20 E AND 129 FEET WEST OF THE NW CORNER OF LOT 10, BLOCK 2, OF THE WADE ADDITION OF THE CITY OF OLNEY, TEXAS;

THENCE N 0-20 E 171 FEET TO THE NW CORNER OF THIS TRACT;

THENCE EAST PARALLEL TO THE NBL, OF WADE DRIVE 231 FEET;

THENCE S 0-20 W 171 FEET TO POINT IN THE NBL OF WADE DRIVE;

THENCE W ALONG THE NBL OF WADE DRIVE 231 FEET TO PLACE OF BEGINNING.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on April 16, 2024 under Cause No. 35101 in the 90 Judicial District Court of YOUNG County, Texas

Date of Sale: September 3, 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 YOUNG 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.

BRENDA WIGGS OR GUY WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, TIM LEWIS, TERRY BROWDER, LAURA BROWDER, JAMIE OSBORNE, MICHELLE SCHWARTZ JONATHAN HARRISON, PATRICK ZWIERS, ANGIE USELTON, DANA KAMIN, MISTY MCMILLAN, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, ANGELA COOPER, OR KATHY ARRINGTON, MARSHA MONROE 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.

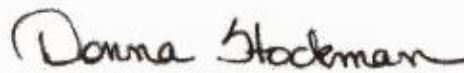
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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 Adna Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-002747



Donna Stockman

Printed Name:

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254