

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/25/2023	Grantor(s)/Mortgagor(s): RUSSELL K. ELROD AND JULIA ELROD, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CASTLE MORTGAGE CORPORATION DBA EXCELERATE CAPITAL, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Barclays Bank PLC
Recorded in: Volume: N/A Page: N/A Instrument No: 23002485	Property County: YOUNG
Mortgage Servicer: Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1601 LBJ Freeway, Farmers Branch, TX 75234
Date of Sale: 3/4/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: UNDER THE PORTICO AT THE NORTH ENTRANCE OF THE YOUNG COUNTY COURTHOUSE 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.	

Legal Description: SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Angela Cooper, Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Janet Pinder, Terry Browder, Laura Browder, Jamie Osborne, Brandy Bacon, Jeff Benton or Jamie Dworsky, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 1/29/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Fay Servicing, LLC

Dated: 1/30/2025

Donna Stockman

Printed Name:



Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED FOR RECORD

JAN 30 2025

MH File Number: TX-24-105197-POS
Loan Type: Conventional Residential

**TINA GILLIAM, COUNTY CLERK
YOUNG COUNTY, TEXAS**

EXHIBIT "A"

BEING 20.0 acres out of the W. M. Johnson Survey, Abstract No. 159, Young County, Texas. Said 20.0 acres also being part of a 22.6 acre tract conveyed to Barlow Ranch, Limited Partnership recorded in Inst. No. 21000693 of the Official Public Records of said county. Said 20.0 acres being described in metes and bounds as follows:

BEGINNING at a wood fence corner found in the westerly right-of-way line of State Highway 67 and at the southeast corner of said 22.6 acre tract;

THENCE N 89°42'26" W 1030.7 feet with the south line of said Johnson survey and with the south line of said 22.6 acre tract to a fence corner found at the southwest corner of said 22.6 acre tract;

THENCE N 0°59'44" W 812.33 feet with an existing fence and with the west line of said 22.6 acre tract to a 3/8 inch iron rod set for corner;

THENCE S 85°36'18" E 68.01 feet to a 3/8 inch iron rod set for corner;

THENCE N 29°21'11" E 11.72 feet with an existing fence to a fence corner;

THENCE N 33°40'58" E 34.69 feet with an existing fence to a fence corner;

THENCE S 85°36'18" E 83.65 feet with an existing fence to a 3/8 inch iron rod set for corner;

THENCE N 72°24'32" E 494.0 feet to a 3/8 inch iron rod set for corner;

THENCE N 13°19'52" W 205.4 feet to a 3/8 inch iron rod set for corner;

THENCE N 69°20' E 66.41 feet to a 3/8 inch iron rod set for corner in the westerly right-of-way line of Main Street of the Town of South Bend, Texas;

THENCE S 24°11'09" E 584.53 feet with said right-of-way line to a fence corner in said westerly right-of-way line of State Highway 67;

THENCE S 11°50'18" E 699.18 feet with said right-of-way line to the point of beginning containing 20.0 acres more or less.

(Bearing Base NAD83)