

Notice of Substitute Trustee's Sale

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: March 27, 2024	Original Mortgagor/Grantor: WILLIAM VIDES
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, ACTING SOLELY AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC	Current Beneficiary / Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2024-H3 MORTGAGE TRUST
Recorded in: Volume: 707 Page: 210 Instrument No: 2024-00801	Property County: JACKSON
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 \$180,000.00, executed by WILLIAM VIDES and payable to the order of Lender.

Property Address/Mailing Address: 205 BROWN ST, EDNA, TX 77957

Legal Description of Property to be Sold: LOT SIXTEEN (16) OF THE SUBDIVISION OF THE A.H. BROWN 6 ACRE TRACT OF LAND OUT OF THE ROBERT GUTHRIE SURVEY, ABSTRACT 26, AN ADDITION TO THE CITY OF EDNA, JACKSON COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 195, PAGE 636 OF THE DEED RECORDS OF JACKSON COUNTY, TEXAS..

Date of Sale: May 6, 2025	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: The downstairs main lobby at the front door of the Jackson County Courthouse facing Main Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, 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, *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2024-H3 MORTGAGE TRUST*, the owner and holder of the Note, has requested Patsy Anderson, Michelle Foltz, Debby Jurasek, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Tiffany Andresen whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Megan Randle, Robert Randle or Ebbie Murphy 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 *WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF CROSS 2024-H3 MORTGAGE TRUST* 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, Patsy Anderson, Michelle Foltz, Debby Jurasek, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Tiffany Andresen whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Megan Randle, Robert Randle or Ebbie Murphy 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 Patsy Anderson, Michelle Foltz, Debby Jurasek, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Tiffany Andresen whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Megan Randle, Robert Randle or Ebbie Murphy 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/William Attmore

William Attmore

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,


PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079


Megan Randle

FILED 4/3/25 @ 12:24 p.m.
Katherine R. Basche, Clerk of County Court
JACKSON COUNTY, TEXAS
BY 