

FILE FOR RECORD

JUL 10 2025

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
BY \_\_\_\_\_ DEP

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAN ZANDT County

Deed of Trust Dated: November 7, 2016

Amount: \$40,000.00

Grantor(s): CHARLES ARDIS ANDERSON A/K/A CHARLES ARDIS ANDERSON JR,

Original Mortgagee: BANK OF AMERICA, N.A.

Current Mortgagee: SELECT PORTFOLIO SERVICING, INC.

Mortgagee Address: SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Recording Information: Document No. 2016-010437

Legal Description: LOT 3 AND LOT 4, BLOCK 3, CHEATHAM'S ADDITION TO THE CITY OF EDGEWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 72, PAGE 570 OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on July 1, 2025 under Cause No. 25-00075 in the Judicial District Court of VAN ZANDT County, Texas

Date of Sale: September 2, 2025 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VAN ZANDT 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.

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DARLA BOETTCHER, DANA KAMIN, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIONNA HADNOT, TIFFINEY BRUTON, DAVID RAY OR CINDY DANIEL, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AND JAY JACOBS, SHAWN SCHILLER, AUCTION.COM LLC 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.



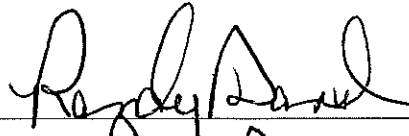
Anthony Alan Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2024-005241



Printed Name: \_\_\_\_\_

Randy Daniel

c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618