

APPOINTMENT OF SUBSTITUTE TRUSTEE AND  
NOTICE OF SUBSTITUTE TRUSTEE SALE

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL<sup>DEPUTY</sup> THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT  
OF SUBSTITUTE  
TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Randy Daniel, Agency Sales and Posting LLC, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE  
TRUSTEE'S  
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, PLLC, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234.

**NOTICE OF  
SUBSTITUTE  
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on March 03, 2026 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF  
SALE:**

The place of the sale shall be: On the steps to the north entrance of the Van Zandt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in VAN ZANDT County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO  
BE FORECLOSED:**

Deed of Trust or Contract Lien dated 02/13/2024 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NUMBER 2024-001299 in the real

1033 SPRINGVIEW LN



4864029

property records of Van Zandt County Texas, with HARP HOMEBUILDERS LLC as Grantor(s) and EMPORIUM TPO LLC as Original Mortgagee.

**OBLIGATIONS SECURED:** Deed of Trust or Contract Lien executed by HARP HOMEBUILDERS LLC securing the payment of the indebtedness in the original principal amount of \$190,500.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by HARP HOMEBUILDERS LLC. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGEE:** WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A's address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A  
c/o FCI Lender Services Inc  
8180 E. Kaiser Blvd  
Anaheim Hills, CA 92809

**LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:** LOT NO. 37, OF THE SEASONS PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN GLIDE NO. 401B, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS. (the "Property")

**REPORTED PROPERTY ADDRESS:** 1033 SPRINGVIEW LN, MABANK, TX 75147

**TERMS OF SALE:** The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

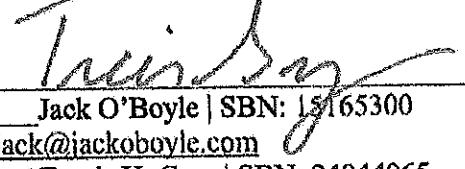
Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or

Signed on the 21 day of February, 2016.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC

  
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Jack O'Boyle | SBN: 15165300

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[jack@jackoboyle.com](mailto:jack@jackoboyle.com)

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 Travis H. Gray | SBN: 24044965  
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\_\_\_\_\_  
Chris Ferguson | SBN: 24069714  
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P.O. Box 815369  
Dallas, Texas 75381

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P: 972.247.0653 | F: 972.247.0642

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ATTORNEYS FOR MORTGAGEE AND/OR ITS  
MORTGAGE SERVICER

**CERTIFICATE OF POSTING**

My name is Randy Daniel, and my address is c/o 2727 Lyndon B. Johnson Frwy., Suite 525, Dallas, TX 75234. I declare under the penalty of perjury that on 1-22-2016 I filed at the office of the Van Zandt County Clerk and caused to be posted at the Van Zandt County courthouse (or other designated place) this notice of sale.

Signed: Randy Daniel

Declarant's Name: Randy Daniel

Date: 1-22-2016