

ALLIED FIRST BANK SB DBA SERVBANK (MYS)
MORGAN, WILLIAM AND SHANNON
1337 GREEN FIELD DR, GAINESVILLE, TX 76240

VA 494961560068
Firm File Number: 23-040287

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 25, 2021, WILLIAM MORGAN AND SHANNON MORGAN, as Grantor(s), executed a Deed of Trust conveying to BLACK, MANN & GRAHAM, L.L.P., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of COOKE COUNTY, TX and is recorded under Clerk's File/Instrument Number 2021-4404 Volume 2421, Page 43, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on, **Tuesday, October 3, 2023 between ten o'clock AM and four o'clock PM** and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in COOKE COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Cooke, State of Texas:

LOT 19, BLOCK H, OF BLACK HILL FARM - PHASE 1, AN ADDITION TO THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 187-188, OF THE PLAT RECORDS OF COOKE COUNTY, TEXAS.

Property Address: 1337 GREEN FIELD DR
GAINESVILLE, TX 76240
Mortgage Servicer: ALLIED FIRST BANK SB DBA SERVBANK
Mortgagee: MORTGAGE SOLUTIONS OF COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS
FINANCIAL
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450

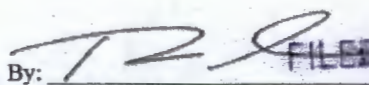
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

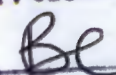
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffney Bruton, , Terry Waters
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day July 26, 2023.

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
gburks@logs.com

FILED FOR RECORD
23 JUL 27 PM 12: 06
PAM HARRISON
COUNTY CLERK, COOKE CO. TX
BY:  **DEPUTY**

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Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for MORTGAGE SOLUTIONS OF
COLORADO, LLC, D.B.A MORTGAGE SOLUTIONS
FINANCIAL

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 military service to the sender of this notice immediately.