

SELECT PORTFOLIO SERVICING, INC. (SPS)
HOLT, MICHAEL
202 MILL STREET, VALLEY VIEW, TX 76272

CONVENTIONAL
Firm File Number: 24-041537

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 23, 2006, MICHAEL D. HOLT, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to GEORGE M. SHANKS, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR DECISION ONE MORTGAGE COMPANY, 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 00015725 Volume 1438, Page 793, 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, April 1, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than **10:00 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:

METES & BOUNDS
202 MILL STREET
0.56 ACRES

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE B.B.B. & C.R.R. SURVEY, ABSTRACT NUMBER 170 IN COOKE COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND DESCRIBED IN DEED FROM JULIE CONKLIN AND HUSBAND, CHRIS CONKLIN TO STEVEN W. BEEVERS AND WIFE, MELISSA R. BEEVERS AS RECORDED IN VOLUME 940, PAGE 508 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF AN ASPHALT ROAD UNDER APPARENT PUBLIC USE POSTED AS MILL STREET FOR THE MOST EASTERLY NORTHWEST CORNER OF SAID BEEVERS TRACT, THE SAME BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED FROM EULA PEARL SCHEFFER, ET AL, TO RANDY NICKERSON AND WIFE, AVA NICKERSON AS RECORDED IN VOLUME 1009, PAGE 55 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS, FROM WHICH THE NORTHWEST CORNER THEREOF BEARS SOUTH 89 DEGREES 31 MINUTES 46 SECONDS WEST A DISTANCE OF 67.57 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 16 SECONDS EAST WITH THE SOUTH LINE OF SAID MILL STREET A DISTANCE OF 127.45 FEET TO A PK NAIL SET IN AN ASPHALT ROAD UNDER APPARENT PUBLIC USE POSTED AS CHURCH STREET FOR THE NORTHEAST CORNER OF SAID BEEVERS TRACT;

THENCE SOUTH 00 DEGREES 48 MINUTES 31 SECONDS WEST ALONG SAID CHURCH STREET A DISTANCE OF 160.02 FEET TO A POINT OF THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED FROM STEVEN W. BEEVERS AND MELISSA R. BEEVERS TO THE TRUSTEES OF THE CHURCH OF CHRIST, VALLEY VIEW, TEXAS, AS RECORDED IN VOLUME 1007, PAGE 601 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF SAID BEEVERS TRACT;

THENCE EAST WITH THE NORTH LINE OF SAID CHURCH OF CHRIST TRACT PASSING A 1/2" IRON ROD FOUND AT A DISTANCE OF 25.00 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 195.17 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID BEEVERS TRACT;

THENCE NORTH 00 DEGREES 01 MINUTES 12 SECONDS EAST ALONG OR NEAR A FENCE A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID NICKERSON TRACT FOR THE MOST WESTERLY NORTHWEST CORNER OF THE SAID BEEVERS TRACT;

THENCE EAST ALONG OR NEAR A FENCE WITH THE SOUTH LINE OF SAID NICKERSON TRACT A DISTANCE OF 69.95 FEET TO A 1/2" CAPPED IRON ROD SET FOR CORNER;

FILED FOR RECORD
25 FEB 10 AM 11:43
PAM HARRISON
COUNTY CLERK, COOKE CO. TX
BY Be DEPUTY

THENCE NORTH WITH THE EAST LINE OF SAID NICKERSON TRACT A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING, AND ENCLOSING 0.56 ACRES OF LAND, MORE OR LESS.


Property Address: 202 MILL STREET
VALLEY VIEW, TX 76272
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE GSAMP TRUST 2007-H1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-H1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 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.

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

Mary Mancuso, Francesca Ortolani,
Shelley Ortolani, Michele Hreha, Carol Dunmon
or Payton Hreha
14800 Landmark Blvd, Suite 850
Dallas, TX 75244
WITNESS MY HAND this day February 19, 2025.

By: 
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association as Trustee for the GSAMP Trust 2007-H1, Mortgage Pass-Through Certificates, Series 2007-H1

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.