

2016 TULANE AVE  
GAINESVILLE, TX 76240

0000009833047

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**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.**

**1. Date, Time, and Place of Sale.**

Date: September 05, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE EAST ENTRANCE OUTSIDE THE COOKE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 05, 2017 and recorded in Document INSTRUMENT NO. 00076839 (VOL 2150, PAGE 790) real property records of COOKE County, Texas, with NEYSHA ROSA RAMOS A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**Obligations Secured.** Deed of Trust or Contract Lien executed by NEYSHA ROSA RAMOS A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$161,111.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK AND TRUST COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. FIRST UNITED BANK & TRUST, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK & TRUST  
3930 DALLAS PARKWAY  
PLANO, TX 75093

FILED FOR RECORD

23 AUG 15 PM 12: 32

PAM HARRISON  
COUNTY CLERK, COOKE CO. TX



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARY MANCUSO, FRANCESCA ORTOLANI, SHELLEY ORTOLANI, MICHELE HREHA, CAROL DUNMON, JANE KLINE, PAYTON HREHA OR CHASITY LEWALLEN whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the COOKE County Clerk and caused to be posted at the COOKE County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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COOKE

**EXHIBIT "A"**

LOT 21 IN BLOCK 12 OF THE BONNER HILLS ADDITION, SECTION 2, TO THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS. AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 12, NOW HELD IN CABINET A, SLIDE 5 OF THE PLAT RECORDS OF COOKE COUNTY, TEXAS.