

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/9/2002	Grantor(s)/Mortgagor(s): MARIE ANN SOIGNET
Original Beneficiary/Mortgagee: CITIFINANCIAL, INC.	Current Beneficiary/Mortgagee: UMB BANK, National Association, not in its individual capacity, but solely as Legal Title Trustee of PRL Title Trust II
Recorded in: Volume: 721 Page: 689 Instrument No: 02-2113	Property County: TYLER
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Rushmore Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 15480 Laguna Canyon Rd., Suite 100, Irvine, CA 92618
Date of Sale: 1/2/2024	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: NORTH ENTRANCE TO THE SECOND FLOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: SEE EXHIBIT "A"

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 11/21/2023 _____

Myra Homayoun

Myra Homayoun, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Nationstar Mortgage LLC d/b/a Rushmore Servicing

Dated: 11-30-23 _____

Tommy Jackson
Printed Name: _____

Tommy Jackson
Substitute Trustee _____

c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

TIME 1:35 PM

NOV 30 2023

DONEC GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By *[Signature]*

MH File Number: TX-23-96207-HE
Loan Type: Conventional Residential

Exhibit "A"

FIELD NOTES DESCRIBING A 1.079 ACRE TRACT OF LAND OUT OF AND A PART OF A 52.26 ACRE TRACT IN THE W. WEISS SURVEY, ABSTRACT 864, TYLER COUNTY, TEXAS AND SAID 52.26 ACRE TRACT IS MORE FULLY DESCRIBED AND RECORDED IN VOLUME 419, PAGE 619 OF THE DEED RECORDS OF TYLER COUNTY, TEXAS.

BEGINNING AT A 4" SQUARE CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID 52.26 ACRE TRACT, SOUTHEAST CORNER OF A 40 ACRE TRACT, RECORDED IN VOLUME 155, PAGE 411 OF SAID RECORDS AND IN THE WEST RIGHT OF WAY LINE OF F. M. HIGHWAY NO. 92, RECORDED IN PLAT FILE NO. 38 OF THE PLAT RECORDS OF TYLER COUNTY, TEXAS.

THENCE S 05 DEG. 39 MIN. 58 SEC. W WITH THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY AND EAST LINE OF SAID 52.26 ACRE TRACT A DISTANCE OF 330.32 FEET TO A 1/2" IRON ROD SET WITH CAP ON TOP STAMPED RPLS 4221.

THENCE N 98 DEG. 26 MIN. 42 SEC. W A DISTANCE OF 136.38 FEET TO A 1/2" IRON ROD SET WITH CAP ON TOP STAMPED RPLS 4221.

THENCE N 03 DEG. 11 MIN. 05 SEC. E A DISTANCE OF 325.51 FEET TO A 1/2" IRON ROD SET IN THE NORTH LINE OF SAID 52.26 ACRE TRACT AND SOUTH LINE OF SAID 40 ACRE TRACT.

THENCE EAST WITH THE DIVISION LINE BETWEEN SAID TRACTS A DISTANCE OF 150.86 FEET TO THE PLACE OF BEGINNING. CONTAINING 1.079 ACRES OF LAND.

BEARING ARE IN RELATION TO THE NORTH LINE OF SAID 52.26 ACRE TRACT CALLED EAST IN SAID DEED OF RECORD. THIS FIELD NOTE DESCRIPTION IS BEING SUBMITTED ALONG WITH A PLAT BASED ON THIS SURVEY.

SURVEYED APRIL 2002, BY JOHN H. MEANS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4221.