

20260884 B: RP V: 673 P: 491 NOTTS  
05/21/2026 08:54 AM Total Pages: 5 Fee: 2.00  
Rachel Lamb Geeslin, County Clerk - Hamilton County, Texas

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Auction.com, LLC  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX05000060-25-1

APN 15377 | 25650000001370001

TO No 250377491-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on November 8, 2017, DANIEL DAMRON, A SINGLE PERSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for GMFS, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$114,999.00, payable to the order of Seneca Mortgage Servicing LLC as current Beneficiary, which Deed of Trust recorded on November 8, 2017 as Document No. 20171681 in Book 527, on Page 562 in Hamilton County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 15377 | 25650000001370001

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Auction.com, LLC** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Seneca Mortgage Servicing LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

TS No TX05000060-25-1

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TO No 250377491-TX-RWI

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 7, 2026 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Hamilton County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Hamilton County Courthouse, 102 N. Rice, Hamilton, TX 76531, or in the area designated by the Commissioner's Court.**


The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Seneca Mortgage Servicing LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Seneca Mortgage Servicing LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

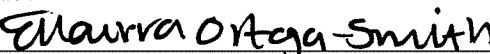
NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

Effective **March 1, 2026**, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>

WITNESS, my hand this 15th day of May, 2026 .

  
By: Joshua Sanders on behalf of Auction.com, LLC  
Substitute Trustee(s)

Posted By: 

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

Exhibit A

TRACT ONE:

All that certain tract or parcel of land situated in Hamilton County, Texas being 1.00 acres of land out of the James Hamilton Survey, No. 16 in the Town of Hamilton and being all of that tract described in Deed to Chris Wilde and wife, Amy Wilde per Vol. 300, page 444, Hamilton County Deed Records, said 1.00 acre tract described by metes and bounds as follows;

BEGINNING at a 3/4" steel pipe found in the South line of East Coke Street being N71-00W, 98.0 feet from its intersection with the West line of Nancy Ann Street, said pipe the NEC of this;

THENCE S19-00W (Record bearing and bearing basis along a chainlink fence, at 207.0 feet a 3" steel pipe for a corner post, a SEC of this;

THENCE N71-00W along fence being the North line of Block A, Emmett Addition to the Town of Hamilton, at 196.0 feet a 3/8" steel pin found, the NEC of the Emmett Strip and an interior corner of this;

THENCE S19-00W along the West line of said Emmett Addition, at 567.0 feet a 3/8" steel pin found, the NWC of a tract described in Deed to Alfred Seider per Vol.220, Page 141, said Deed Records, said pin the SEC of this;

THENCE N71-00W, at 26.5 feet a 3/8" steel pin found, the SWC of this;

THENCE N19-48E along an old wire fence being the East line of the adjoining Leisure Lodge tract, Brown Addition per Vol. 3, page 173 Hamilton County Plat Records, at 602.9 feet a 3/8" steel pin found at the base of a railroad tie for a corner post, the NWC of said Emmett Strip and a NWC of this;

THENCE S71-00E, an unfenced line, at 81.0 feet a 3/8" steel pin found, an interior corner of this;

THENCE N18-06E partially along fence, at 170.44 feet a 3/4" steel pipe found in the South line of East Coke Street, the NWC of this;

THENCE S71-00E along East Coke Street, at 136.0 feet the Point of Beginning and containing 1.00 acres of land.

TRACT TWO:

All that certain tract or parcel of land situated in Hamilton County, Texas being an out-lot in the Town of Hamilton, a part of the James Hamilton Survey, No. 16, and being a part of that tract described in Deed to Chris Wilde and wife, Amy Wilde-per Vol. 414, page 772 Hamilton County Deed Records and described by metes and bounds as follows;

Beginning at a 3/8" steel pin found at the base of a railroad tie for a corner post being S 19-00W, 171.5 feet from a 3/4" bolt found marking the occupied NWC of said Wilde tract (Deed call 66.62 vrs, 185.0') being in the South line of East Coke Street, the NWC of a 1.134 acre tract known as the Emmett Strip per Vol. 284, page 378, said Deed Records, said pin the SWC of this;

THENCE N19-00E (Record Bearing and bearing basis) along the trace of an old wire fence with new wooden privacy fence offset one foot herein, at 30.3 feet a 3/8" steel pin with cap set, the NWC of this;

THENCE S72-01E, an unfenced line, at 80.8 feet a 3/8" steel pin with cap set at the SWC of a concrete well-house, the NEC of this;

THENCE S18-36W along the West line of the adjoining Chris Wilde tract per Vol. 300, page 444 said Deed Records, at 31.73 feet a 3/8" steel pin found, an interior corner of said Wilde tract and the SEC of this;

THENCE N71-00W, 81.0 feet to the Point of Beginning and containing 0.0576 acres of land.

Being the same tracts or parcels of land described in Warranty Deed With Vendor's Lien from Chris Wilde and wife, Amy Wilde to Don Rudolph Construction, Inc., recorded on June 20, 2008 in Volume 427, Page 235 in the Real Property Records of Hamilton County, Texas.

# FILED and RECORDED

Instrument Number: 20260884 B: RP V: 673 P: 491

Filing and Recording Date: 05/21/2026 08:54:10 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



*Rachel L. Geeslin*

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Rachel Lamb Geeslin, County Clerk  
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.