

SERVBANK, SB (MYS)
SPELL, ADAM
1974 BROWN RIDGE, SOUR LAKE, TX 77659

FHA 512-3805478-703
Firm File Number: 22-037548

FILED FOR RECORD

2024 FEB -8 PM 2:43

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 30, 2020, ADAM CURT SPELL, UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to L. KELLER MACKIE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FBC MORTGAGE, LLC in payment of a debt therein described. THE Deed of Trust was filed in the real property records of HARDIN COUNTY, TX and is recorded under Clerk's File/Instrument Number 2020-103808, to which reference is herein made for all purposes. *Benjamin Hurd*

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 2, 2024** 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 HARDIN 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 Hardin, State of Texas:

FIELD NOTE DESCRIPTION OF THE 9.514 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND PART OF THE ENOCH GRIGSBY SURVEY, ABSTRACT NO. 219 IN HARDIN COUNTY, TEXAS AND BEING OUT OF AND PART OF THE ARTHUR & CATHERINE T. BROWN 77.5 ACRE TRACT OUT OF SAID SURVEY IN VOLUME 309, PAGE 16 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, AND BEING THE SAME PROPERTY TO BE 9.5 ACRES OF LAND, MORE OR LESS, THAT WAS CONVEYED TO RUTH STRINGER BY DEED OF RECORD IN VOLUME 1118, PAGE 436 OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS. SAID 9.514 ACRE TRACT IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD AXLE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAME BEING THE EAST LINE OF SAID BROWN 77.5 ACRE TRACT AND BEING LOCATED NORTH A DISTANCE OF 900.95 FEET FROM THE SOUTHEAST CORNER OF SAID 77.5 ACRE BROWN TRACT AND BEING IN THE WEST LINE OF THE ZIZMONT TREE FARM TRACT IN VOLUME 720, PAGE 760 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS AND SAME BEING THE NORTHEAST CORNER OF THE JOHN C. BROWN 9.5 ACRE TRACT IN VOLUME 584, PAGE 473 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS;

THENCE WEST WITH THE SOUTH LINE OF THIS TRACT AND THE NORTH LINE OF SAID JOHN C. BROWN TRACT A DISTANCE OF 499.00 FEET (DEED CALL) TO A 1/2" IRON ROD WITH CAP STAMPED "SESCO" SET FOR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THE DENNIS & THERESA BROWN CAHLIK 9.5 ACRE TRACT IN VOLUME 848, PAGE 760 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS;

THENCE NORTH WITH THE WEST LINE OF THIS TRACT AND THE EAST LINE OF SAID CAHLIK TRACT A DISTANCE OF 830.56 FEET (DEED CALL) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND SAME BEING THE NORTHEAST CORNER OF SAID CAHLIK AND SAME BEING THE NORTH LINE OF SAID BROWN 77.5 ACRE TRACT AND BEING IN THE SOUTH LINE OF THE WALTER J. CRAWFORD, ET AL, 25.75 ACRE TRACT;

THENCE EAST WITH THE NORTH LINE OF THIS TRACT AND SAID BROWN 77.5 ACRE TRACT AND SAME BEING THE SOUTH LINE OF SAID CRAWFORD 25.75 ACRE TRACT A DISTANCE OF 499.00 FEET (DEED CALL) TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND SAID BROWN 77.5 ACRE TRACT AND SAME BEING THE SOUTHEAST CORNER OF SAID CRAWFORD 25.75 ACRE TRACT AND BEING IN THE EAST LINE OF SAID ZIZMONT TREE FARM TRACT;

THENCE SOUTH WITH THE EAST LINE OF THIS TRACT AND SAID BROWN 77.5 ACRE TRACT AND BEING THE WEST LINE OF SAID ZIZMONT TREE FARM TRACT A DISTANCE OF 830.56 FEET (DEED CALL) TO THE PLACE OF BEGINNING.

SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 9.514 ACRES OF LAND, MORE OR LESS.

Property Address: 1974 BROWN RIDGE
SOUR LAKE, TX 77659
Mortgage Servicer: SERVBANK, SB
Mortgagee: ALLIED FIRST BANK, SB DBA SERVBANK
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450

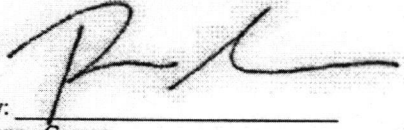
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Ron Harmon, Keata Smith, Margie Allen, Kyle Barclay, Angie Brooks
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day February 6, 2024.


By: _____
Ronny George
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Houston, TX 77040
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Attorneys for ALLIED FIRST BANK, SB DBA
SERVBANK

Margie Allen
Substitute Trustee

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.