

23-02756

1317 N MARY STREET, COMANCHE, TX 76442

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

LOT 3, TOWN NORTH VILLAGE, AN ADDITION TO THE CITY OF COMANCHE, COMANCHE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN CABINET A, SLIDE 175, PLAT RECORDS, COMANCHE COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 30, 2015 and recorded on November 3, 2015 at Book 403 and Page 444 in the real property records of COMANCHE County, Texas, which contains a power of sale.

Sale Information: November 7, 2023, at 10:00 AM, or not later than three hours thereafter, at the south door of the Comanche County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by CHANCE MATHIS AND KAFLAN WAGLEY secures the repayment of a Note dated October 30, 2015 in the amount of \$77,120.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



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Notice of Sale

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Louis C. Starzel

Substitute Trustee(s): Linda J. Reppert, Howard
Whitney, Kristopher Holub, Patrick Ziers, Linda
Reppert, Alexis Mendoza, Kim Anderson, Ron
Anderson, Kevin Key, Jay Jacobs and Auction.com
employees included but not limited to those listed
herein.

c/o De Cubas & Lewis, P.C.
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Certificate of Posting

I, *Louis C. Starzel*, declare under penalty of perjury that on the *21st* day of
September, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the
requirements of COMANCHE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED
AT _____ O'CLOCK _____ M

SEP 21 2023

[Signature]
Clerk, County Court Comanche Co., Texas