

FILED
AT 1:30 O'CLOCK P M

SEP 16 2025

Notice of Substitute Trustee Sale

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

T.S. #: 25-15784

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **10/7/2025**
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**
Place: **Comanche** County Courthouse in **COMANCHE**, Texas, at the following location:
THE WEST DOOR AT 204 EAST OAK ST, COMANCHE, TX 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

Property To Be Sold - The property to be sold is described as follows:

PLEASE SEE EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 5/22/2019 and is recorded in the office of the County Clerk of Comanche County, Texas, under County Clerk's File No 1211, recorded on 5/24/2019, in Book 448, Page 285, of the Real Property Records of Comanche County, Texas.
Property Address: 204 MESQUITE ST GUSTINE Texas 76455

Trustor(s):	DARRYLL DEVINE AND MEGAN DEVINE	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	loanDepot.com, LLC	Loan Servicer:	loanDepot.com, LLC
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Current Substituted Trustees:	Auction.com, Martha Rossington, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC
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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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the

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time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part 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 express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by DARRYLL DEVINE AND WIFE, MEGAN DEVINE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$113,702.00, executed by DARRYLL DEVINE AND WIFE, MEGAN DEVINE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DARRYLL DEVINE AND WIFE, MEGAN DEVINE to DARRYLL DEVINE AND MEGAN DEVINE. loanDepot.com, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
loanDepot.com, LLC
6531 Irvine Center Drive, Suite 100
Irvine, CA 92618
(888) 337-6888 x 6789

Dated: 9-16-2025 Auction.com, Martha Rossington, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC


Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

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EXHIBIT "A"

Situate, lying and being in the County of Comanche, State of Texas, described as follows:

All that certain tract or parcel of land situated in the Town of Gustine, Comanche County, Texas being a part of Block No. 3 of the Franks Addition and being that tract described in Deed to Sherri Gunter per Vol. 911, page 297, Comanche County Deed Records and described by metes and bounds as follows;

Beginning at a 3/8" steel pin with cap set in the Westline intersection of Mesquite Street and the North line of Franks Street, the Sec of Block 3 and the Sec of this;

Thence N72-03-00W along the fenced North Franks Street, at 140.47 feet a steel pipe for a corner post, the SWC of this;

Thence N15-46-52E along fence, at 128.95 feet a steel pipe for a corner post, an exterior corner of this;

Thence S71-42-43E along fence, at 24.09 feet a steel pin set at the base of a corner post, an interior corner of this;

Thence N20-02-20E along fence, at 74.98 feet a steel pipe for a corner post, the NWC of this;

Thence S70-54-26E along fence, at 116.23 feet a steel pipe for a corner post, the NEC of this;

Thence S17-17-34W along the West line of Mesquite Street, at 201.34 feet the Point of Beginning and containing 0.620 acres of land.

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Ruby Leasing
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