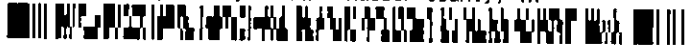


23-056

06/15/2023 10:51:48 AM Total Pages: 2 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/15/2004

Grantor(s)/Mortgagor(s):
DEBBIE BROWN

Original Beneficiary/Mortgagee:
5G, INC, A TEXAS CORPORATION

Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of NYMT Loan Trust 2022-CP1

Recorded in:
Volume: 854
Page: 286
Instrument No: 406392

Property County:
WALLER

Mortgage Servicer:
Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1600 LBJ Freeway,
Farmers Branch, TX 75234

Legal Description: TRACTS NO. 1 & 2, BEING 4.00 ACRES OF LAND, MORE OR LESS, IN BLOCK 1, PHASE ONE OF COUNTY LINE ESTATES, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 36, PAGE 125 OF THE COMMISSIONERS COURT MINUTES OF WALLER COUNTY, TEXAS.

Date of Sale: 8/1/2023

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: THE FOYER AT THE SOUTH ENTRANCE OF THE COURTHOUSE 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.

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.

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.

Megan Randle

Megan Randle, Robert Randle, Ebbie Murphy
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-10-10303-POS
Loan Type: Conventional Residential

FILED AND RECORDED

Instrument Number: 23-056

Filing and Recording Date: 06/15/2023 10:51:48 AM Pages: 2 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller 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.

Donna Jackson, Deputy

Returned To: