

JAN 30 2025
TIME: 1:57pm
COUNTY CLERK OFFICE

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/4/2018	Grantor(s)/Mortgagor(s): NICKIE CARRILLO AND SPOUSE, ENMANUEL CARRILLO
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: 550 Page: 389 Instrument No: 2018-001791	Property County: MORRIS
Mortgage Servicer: U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 2800 Tamarack Road, Owensboro, KY 42301
Date of Sale: 4/1/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: At the door on the east side of the Morris County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Misty McMillan, Auction.com, Christine Wheelless, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): 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.

Dated: 1/28/2025

Dated: January 30, 2025

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for U.S. Bank National Association

Harriett Fletcher
Printed Name:

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

EXHIBIT "A"

A 1.227 acre lot, tract or parcel of land situated in the C. Löcwenstein Survey, A-190 Morris County, Texas, and being part of that called 55.78 acre tract of land conveyed to Oscar N. Ortega et ux and recorded in Vol. 253, page 479, Deed Records, Morris County, Texas. Same being all that called 1.227 acre tract of land conveyed to Tracey Gail Wright and recorded in Vol. 535, page 517 of said records, said 1.227 acres being more fully described as follows:

BEGINNING at a 1/2" iron rod found in the north right of way line of U.S. Highway 67, same being the southeast corner of the Marion Edmond Staggs 19.299 acre tract of land set out in Vol. 309, page 372 of said Records, same being the south line of said 55.78 acre tract of land and being N 89 deg. 36 min. 00 sec. E, a distance of 350.00 feet from the southwest corner of the same;

THENCE N 01 deg. 34 min. 51 sec. E with the east line of said Marion Edmond Staggs 19.299 acre tract a distance of 396.27 feet to a 1/2" iron rod found for the northwest corner hereof;

THENCE N 89 deg. 36 min. 00 sec. E a distance of 134.87 feet to a 1/2" iron rod set for the northeast corner hereof;

THENCE S 01 deg. 32 min. 38 sec. W a distance of 396.26 feet to a 1/2" iron rod found in the north right of way line of U.S. Highway 67;

THENCE S 89 deg. 36 min. 00 W (bearing basis) with the north right of way line of U.S. Highway 67 a distance of 135.13 feet to the point of beginning, having an area of 53,463.85 square feet, 1.227 acres, more or less.