

25-353454

NOV 20 2025

Notice of Substitute Trustee's Sale

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY DSP

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(l)

Deed of Trust Date: August 12, 1998	Original Mortgagor/Grantor: THOMAS PHILIP VELOTTI
Original Beneficiary / Mortgagee: SERVICE FIRST MORTGAGE CORPORATION	Current Beneficiary / Mortgagee: SELENE FINANCE, LP
Recorded in: Volume: 1477 Page: 861 Instrument No: N/A	Property County: VAN ZANDT
Mortgage Servicer: SELENE FINANCE, LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

* 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.

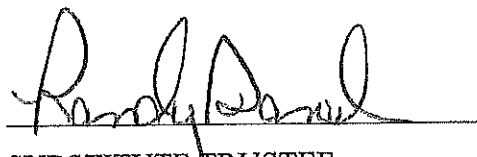
Secures: Note in the original principal amount of \$85,500.00, executed by THOMAS PHILIP VELOTTI and payable to the order of Lender.

Property Address/Mailing Address: 440 COMMERCE ST, WILLS POINT, TX 75160

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A. J. O'NEAL SURVEY, ABSTRACT NO. 642, CITY OF WILLS POINT, VAN ZANDT COUNTY, TEXAS, AND BEING PART OF LOT 2 AND PART OF LOT 3, BLOCK 1, OF THE O'NEAL ADDITION TO THE CITY OF WILLS POINT, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM ERROL D. CLARK TO CLEO L. FAIN ET UX, AS RECORDED IN VOLUME 1045, PAGE 662 OF THE REAL PROPERTY RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST LINE OF MARY STREET SAID POINT BEING THE NORTHWEST CORNER OF THE ABOVE CITED FAIN TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 0.172 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM JAY GLENN MINCE, ET UX TO MICHAEL D. NEIBERT, AS RECORDED IN VOLUME 1472, PAGE 37 OF THE REAL PROPERTY RECORDS OF VAN ZANDT COUNTY, TEXAS; THENCE S. 84 DEG. 54 MIN. 33 SEC. E ALONG THE NORTH LINE OF SAID FAIN TRACT, AND THE SOUTH LINE OF SAID NEIBERT TRACT, PASSING A 1/2" IRON FOUND AT THE SOUTHEAST CORNER OF SAID NEIBERT TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.172 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM JAMI BARTON TO HOPE L. HOLLOWAY, AS RECORDED IN VOLUME 1412, PAGE 449 OF THE REAL PROPERTY RECORDS OF VAN ZANDT COUNTY, TEXAS, AT A DISTANCE OF 75.07 FEET, AND CONTINUING ALONG THE NORTH LINE OF SAID FAIN TRACT AND THE SOUTH LINE OF SAID HOLLOWAY TRACT FOR A TOTAL DISTANCE OF 101.57 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID FAIN TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM GLORIA M. MORTON TO EDWARD C. ROSE III, AS RECORDED IN VOLUME 1313, PAGE 466 OF THE REAL PROPERTY RECORDS OF VAN ZANDT COUNTY, TEXAS; THENCE S. 04 DEG. 50 MIN. W. ALONG THE EAST LINE OF SAID FAIN TRACT, AND THE WEST LINE OF SAID ROSE TRACT, A DISTANCE OF 184.76 FEET TO A "X" OUT IN A CONCRETE DRIVE SET FOR CORNER IN THE NORTH LINE OF COMMERCE STREET;



Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in black ink, appearing to read "Randy Daniel", is written over a horizontal line.

SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112