

JAN 23 2025

NOTICE OF SUBSTITUTE TRUSTEE SALEVAN ZANDT COUNTY
DEP

Deed of Trust Date: 2/19/2021	Grantor(s)/Mortgagor(s): DYLAN HULSHOUSER AND ASHLEY HULSHOUSER, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2021-001748	Property County: VAN ZANDT
Mortgage Servicer: M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Fountain Plaza, Buffalo, NY 14203
Date of Sale: 3/4/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY 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.	

Legal Description: SEE 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, Randy Daniel or Cindy Daniel or Jim O'Bryant, 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.

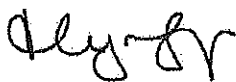
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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(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.

Dated: 1/16/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for M&T Bank

Dated: 1-23-25


Printed Name:

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

EXHIBIT A

All that certain 0.499 of an acre lot, tract, or parcel of land situated in the R. Wood Survey, Abstract No. 898, Van Zandt County, Texas. Being a part of Lot 2, Block 2, of the Creagle Addition, an addition to the city of Fruitvale, as recorded in Glde 125B, of the Plat Records of Van Zandt County, Texas and being all of a tract of land called the North one-half of Lot 2, in Block 2 as described in a general warranty deed to George Barton Wolfe as recorded in as recorded in Document No. 2016-006916, of the Official Public Records of Van Zandt County, Texas (O.P.R.V.Z.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the West line of Second Street (A.K.A. County Road No. 1134), a 60' R.O.W. per plat, for the Northeast corner of the hereon described tract same being the common East corner of Lot 1 and said Lot 2;

THENCE: South (Directional Control Line), along said West line of Second Street and the East line of said Lot 2, a distance of 90.75 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the Southeast corner of the hereon described same being the Northeast corner of a tract of land called the South one-half of Lot 2 as described in a sheriff's deed to John Johnston as recorded in Volume 1717, Page 293, O.P.R.V.Z.C.T.;

THENCE: South 88° 43' 31" West, along the North line of said Johnston tract, a distance of 240.48 feet to a 1/2" iron rod found in the West line of said Lot 2 for the Southwest corner of the hereon described tract same being the Southeast corner of a called 0.345 of an acre tract described in a warranty deed to Quest Ira, Inc. as recorded in Document No. 2018-008421, O.P.R.V.Z.C.T. and the Northeast corner of a called 0.339 of an acre tract described in a warranty deed to Mikal J. Perry as recorded in Document No. 2019-008895, O.P.R.V.Z.C.T.;

THENCE: North 00° 39' 15" East, along the West line of said Lot 2 and the East line of said 0.345 of an acre Quest Ira, Inc. tract, a distance of 90.75 feet to a 1/2" iron rod found for the Northwest corner of the hereon described tract same being the Southeast corner of Lot 19 and the Northeast corner of same;

THENCE: North 88° 43' 06" East, along the common line between said Lot 2 and Lot 1, a distance of 239.43 feet to the POINT OF BEGINNING and containing 0.499 of an acre of land.

The above Field Notes were prepared from an actual on the ground survey, made under the direction and supervision of JAMES P. KEENE, R.P.L.S. #5100, dated January 27, 2021.