

NOV 09 2020

311 Madison ST, Newcastle, TX, 76372
10350.0001KAY HARDIN, COUNTY CLERK
YOUNG COUNTY, TEXAS**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Terry Browder, Laura Browder, Marsha Monroe, Angela Lewis, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on December 01, 2020 between the hours of 10am-1pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: Under the portico at the north entrance of the Young County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in YOUNG County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 12/16/2003 and recorded under Volume, Page or Clerk's File No. VOL 940 PG 158 INSTR. 4404 in the real property records of Young County Texas, with JACKIE R WHITAKER AND WIFE PATRICIA A WHITAKER as Grantor(s) and WASHINGTON MUTUAL FINANCE, L.P. as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by JACKIE R WHITAKER AND WIFE PATRICIA A WHITAKER securing the payment of the indebtedness in the original principal amount of \$23,108.51 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by ERNEST ELIZONDO JR., U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES 2015A+ is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
INFORMATION:**

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. AHP SERVICING, LLC is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF AMERICAN HOMEOWNER PRESERVATION TRUST SERIES 2015A+ who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. AHP SERVICING, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF
AMERICAN HOMEOWNER PRESERVATION TRUST SERIES 2015A+

c/o AHP SERVICING, LLC
440 S LASALLE ST, STE 1110
CHICAGO, IL 60605

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

BEING LOTS NOS. ONE, TWO, THREE, FOUR, FIVE, AND SIX (1,2,3,4,5&6), ALL IN BLOCK NO. EIGHTY-SEVEN (87), OF THE ORIGINAL TOWN OF NEWCASTLE, YOUNG COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT IN VOLUME 43, PAGE 278, DEED RECORDS OF YOUNG COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY
ADDRESS:**

311 Madison ST, Newcastle, TX 76372

TERMS OF SALE:

The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer 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 time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

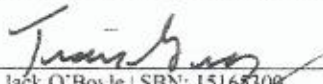
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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.

Signed on the 30 day of October, 2020.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC


____ Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com
____ Travis H. Gray | SBN: 24044965
travis@jackoboyle.com
____ Chris S. Ferguson | SBN: 24069714
chris@jackoboyle.com



P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

CERTIFICATE OF POSTING

My name is _____, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on _____ I filed at the office of the Young County Clerk and caused to be posted at the Young County courthouse (or other designated place) this notice of sale.

Signed: _____

Declarant's Name: _____

Date: _____

CASE NO.: 34133

IN RE: Order for Foreclosure Concerning:
311 Madison ST
Newcastle, TX 76372

Under Tex. R. Civ. P. 736

PETITIONER:
U.S. BANK TRUST NATIONAL
ASSOCIATION AS TRUSTEE OF
AMERICAN HOMEOWNER
PRESERVATION TRUST SERIES 2015A+

RESPONDENT(S):
JACKIE R WHITAKER, PATRICIA A
WHITAKER

IN THE 90TH DISTRICT COURT

YOUNG COUNTY, TEXAS

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited foreclosure order. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.

2. The name and last known address for each Respondent subject to this order is:

PATRICIA ANN WHITAKER, Deceased
311 MADISON ST
NEWCASTLE TX 76372

ESTATE OF JACKIE RAY WHITAKER,
DECEASED
311 MADISON ST
NEWCASTLE TX 76372

ESTATE OF PATRICIA ANN WHITAKER,
DECEASED
311 MADISON ST
NEWCASTLE TX 76372

JACKIE RAY WHITAKER, Deceased
311 MADISON ST
NEWCASTLE TX 76372

3. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

4. The property that is the subject of this foreclosure proceeding is commonly known as 311 Madison St Newcastle TX 76372 with the following legal description:

BEING LOTS NOS. ONE, TWO, THREE, FOUR, FIVE, AND SIX (1,2,3,4,5&6),
ALL IN BLOCK NO. EIGHTY-SEVEN (87), OF THE ORIGINAL TOWN OF
NEWCASTLE, YOUNG COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT
IN VOLUME 43, PAGE 278, DEED RECORDS OF YOUNG COUNTY, TEXAS

5. The lien to be foreclosed is indexed or recorded at Number VOL 940 PG 158 INSTR. 4404, and recorded in the real property records of Young County, Texas.

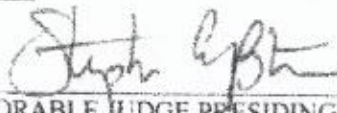
6. The material facts establishing Respondent(s)'s default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this order.

7. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.

8. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, its successors and assigns, may foreclose on the lien described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

9. This order is not subject to a motion for rehearing, new trial, bill of review, or appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 26 day of Oct, 2020.


HONORABLE JUDGE PRESIDING

SUBMITTED BY:

JACK O'BOYLE & ASSOCIATES

/s/ Travis H Gray

Travis H Gray

SBN: 24044965

travis@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR PETITIONER

U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF AMERICAN HOMEOWNER
PRESERVATION TRUST SERIES 2015A+

FILED FOR RECORD

NOV 09 2020

**KAY HARDIN, COUNTY CLERK
YOUNG COUNTY, TEXAS**