

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES**

**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 OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** APRIL 3, 2025

**NOTE:** Note described as follows:

Date:	NOVEMBER 27, 2023
Maker:	VICTORIA DAWN MCBRIDE
Payee:	U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI, successor to the original lender.
Original Principal Amount:	\$37,500.00

FILED FOR RECORD  
2025 APR -4 PM 1:34  
AMY L. VARNELL  
CASS COUNTY CLERK

**DEED OF TRUST:** Deed of Trust described as follows:

Date:	NOVEMBER 27, 2023
Grantor:	VICTORIA DAWN MCBRIDE
Trustee:	RUTH W. GARNER
Beneficiary:	U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI, successor to the original beneficiary.
Recorded:	Instrument No. 2023007262, Real Property Records of CASS COUNTY, TEXAS.

**LENDER:** U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI

**BORROWER: VICTORIA DAWN MCBRIDE**

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN CASS COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST*** (street address: 1002 Lightsey Lane, Queen City, TX 75572)

**SUBSTITUTE TRUSTEE:** ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, AUCTION.COM, CADE MAYO, AND DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

**June 3, 2025**, the first Tuesday of the month, to commence at 10:00 A.M., or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

IN CASS County, Texas, at the CASS COUNTY COURTHOUSE, 100 HOUSTON, LINDEN, TX 75563 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

#### **RECITALS**

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

#### **APPOINTMENT OF SUBSTITUTE TRUSTEE**

**DEED OF TRUST:** Deed of Trust described as follows:

Date:	NOVEMBER 27, 2023
Grantor:	VICTORIA DAWN MCBRIDE
Trustee:	RUTH W. GARNER
Beneficiary:	U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI, successor to the original beneficiary.
Recorded:	Instrument No. 2023007262, Real Property Records of CASS COUNTY, TEXAS.

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN Cass COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN***

**RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST** (street address: 1002 Lightsey Lane, Queen City, TX 75572)

**SUBSTITUTE TRUSTEE:** ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, AUCTION.COM, CADE MAYO, AND DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou  
3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed **effective as of April 3, 2025**, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

**Appointment of Substitute Trustees:**

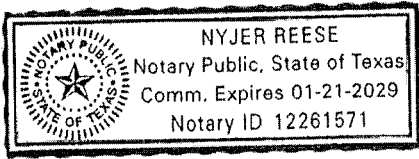
By:  \_\_\_\_\_

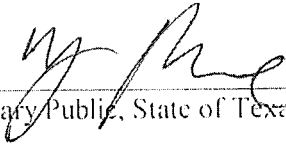
Name: Robert S. Coleman, Jr., Attorney for U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI

**THE STATE OF TEXAS**           §  
  §  
**COUNTY OF DALLAS**           §

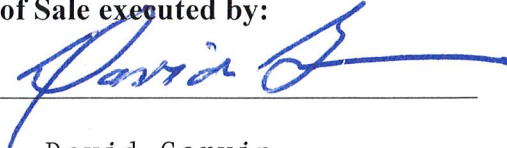
BEFORE ME, the undersigned authority, on this day appeared ROBERT S. COLEMAN, JR., and after being by me duly sworn, stated that she executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on April 3, 2025



 \_\_\_\_\_  
Notary Public, State of Texas

Notice of Sale executed by:

  
\_\_\_\_\_

Name: David Garvin

Substitute Trustee

**EXHIBIT A**

All that Property (including any and all improvements now or hereafter located thereon):

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN CASS COUNTY, TEXAS, AND LYING AND SITUATED IN THE TOWN OF QUEEN CITY, TEXAS, AND BEING ALL OF LOT NO. 29, OF THE THORNTON HEIGHTS ADDITION TO THE TOWN OF QUEEN CITY, TEXAS, AS PER PLAT THEREOF RECORDED IN THE PLAT RECORDS OF CASS COUNTY, TEXAS, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR ALL PURPOSES.

THE IMPROVEMENTS THEREON BEING KNOWN AS 1002 LIGHTSEY LANE, QUEEN CITY, TEXAS - 75572.