

23-120413

Notice of Substitute Trustee's Sale

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(i)

Deed of Trust Date: June 9, 2017	Original Mortgagor/Grantor: JERRY BROCK AND PAMMELA BROCK
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRSTBANK SOUTHWEST., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELECT PORTFOLIO SERVICING, INC
Recorded in: Volume: N/A Page: N/A Instrument No: 0212819	Property County: GRAY
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC	Mortgage Servicer's Address: 3217 S. Decker Lake Dr., Salt Lake City, Utah 84119

* 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 \$118,500.00, executed by JERRY BROCK AND PAMMELA BROCK and payable to the order of Lender.

Property Address/Mailing Address: 1035N WELLS ST, PAMPA, TX 79065

Legal Description of Property to be Sold: BEING THE SOUTH ONE HUNDRED TWENTY FIVE FEET (S/125') OF BLOCK TWO (2) KALENE NORTH ADDITION TO THE CITY OF PAMPA, AS RECORDED IN DEED RECORDS VOLUME 130, PAGE 394, GRAY COUNTY, TEXAS, AND RECORDED IN WARRANTY DEED FROM BOBBY TINNEY TO CLINTON DEWOLF IN VOLUME 438, PAGE 67, DEED RECORDS, GRAY COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 0°08' WEST 125.0' WITH WEST LINE OF WELLS STREET TO A 1/2" IRON ROD SET, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°07' WEST 130.0' TO A FENCE CORNER POST, FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH THE NORTHWEST CORNER OF BLOCK 2 BEARS SOUTH 89°07' WEST 20.0' TO A 3/4" IRON ROD FOUND, AND NORTH 0°08' WEST 95.5' TO A 1/2" SQUARE IRON ROD FOUND;

THENCE SOUTH 0°08' EAST 125.0' WITH EAST LINE OF PLATTED 20' ALLEY AND FENCE LINE TO A POINT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 89°07' EAST 130.0' WITH SOUTH LINE OF BLOCK 2 TO THE PLACE OF BEGINNING;

BEARING OF RECORD..



Date of Sale: November 07, 2023

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: SOUTH ENTRANCE TO THE COURTHOUSE, FAIR WEATHER, OUTSIDE THE BUILDING INCLEMENT WEATHER, INSIDE THE BUILDING 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.

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELECT PORTFOLIO SERVICING, INC.*, the owner and holder of the Note, has requested Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua or Antonio Bazaldua whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SELECT PORTFOLIO SERVICING, INC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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.

Pursuant to section 51.0075(a) of the Texas Property Code, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua or Antonio Bazaldua whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua or Antonio Bazaldua whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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.

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.

/s/William Attmore

William Attmore

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

5601 Executive Dr, Suite 400

Irving, TX 75038

Telephone: 817-873-3080

Facsimile: (817)796-6079

