

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 1/6/2003	<b>Grantor(s)/Mortgagor(s):</b> SHERRYL S. COOK AND GREGORY O. COOK, WIFE AND HUSBAND
<b>Original Beneficiary/Mortgagee:</b> HOUSEHOLD FINANCE CORPORATION III	<b>Current Beneficiary/Mortgagee:</b> U.S. Bank National Association, not in its individual capacity but solely as Trustee for the NRZ Pass-Through Trust XVIII
<b>Recorded in:</b> <b>Volume:</b> 561-65 <b>Page:</b> 0632 <b>Instrument No:</b> W350338	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1600 LBJ Freeway, Farmers Branch, TX 75234
<b>Date of Sale:</b> 12/3/2024	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> The Bayou City Event Center, Magnolia South Ballroom, located at 9401 Knight Rd, Houston, TX 77045 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:** 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, Amar Sood, Patricia Poston, David Poston, Nick Poston, Chris Poston, Sandy Dasigenis, Jeff Leva, Steve Leva or Nicole Durrett, 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 their 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: 10/29/2024

Dated: 10/31/2024

SANDY DASIGENIS

Printed Name:

Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Fay Servicing, LLC

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

MH File Number: TX-19-72958-HE  
Loan Type: Conventional Residential

FILED 10/31/2024 9:48:44 AM FRCL-2024-5767 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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**TX-19-72958-HE**

5,125 SQUARE FEET OF LAND, BEING TRACT D-11, OUT OF RESERVE 'D', RAVENSWAY SECTION ONE AS RECORDED IN VOLUME 109, PAGE 13, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTINUED ON EXHIBIT A-LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID RAVENSWAY SECTION ONE;  
THENCE NORTH 44 DEGREES 29' 42" WEST, 430.87 FEET TO A POINT FOR CORNER;  
THENCE SOUTH 89 DEGREES 48' 41" WEST, 772.60 FEET ALONG THE SOUTH LINE OF SAID RESERVE 'D' TO THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;  
THENCE SOUTH 89 DEGREES 48' 41" WEST, 41.00 FEET ALONG THE SOUTH LINE OF SAID RESERVE 'D' TO A POINT FOR CORNER;  
THENCE NORTH 00 DEGREES 11' 19" WEST, 126.00 FEET TO A POINT FOR CORNER, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF RAVENSWAY DRIVE, A 60 FOOT RIGHT OF WAY;  
THENCE NORTH 89 DEGREES 48' 41" EAST, 41.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF RAVENSWAY DRIVE, A 60 FOOT RIGHT OF WAY TO A POINT FOR CORNER;  
THENCE SOUTH 00 DEGREES 11' 19" EAST, 129.00 FEET TO A POINT FOR CORNER, SAID POINT ALSO BEING THE POINT OF BEGINNING AND CONTAINING 5,125 SQUARE FEET OF LAND, MORE OR LESS. TAX MAP OR PARCEL ID NO.: 109-001-001-0011

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