

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: February 13, 2007	Original Mortgagor/Grantor: BEVERLY SHARP AND JACKSON SHARP
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR HOME FUNDS DIRECT, ITS SUCCESSPRS., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST 2007-AHL2, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL2
Recorded in: Volume: 84 Page: 383 Instrument No: 015436	Property County: SAN AUGUSTINE
Mortgage Servicer: SELECT PORTFOLIO SERVICING	Mortgage Servicer's Address: 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119-3284

* 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 \$124,000.00, executed by JACKSON SHARP; BEVERLY SHARP and payable to the order of Lender.

Property Address/Mailing Address: 302 HEMLOCK, SAN AUGUSTINE, TX 75972

Legal Description of Property to be Sold: BEING ALL OF LOT 24 IN BLOCK 2 OF THE PINE ACRES SUBDIVISION OF THE E. QUIRK GRANT, A-35, T.N.B. GREER SURVEY, A-112 AND THE T.N.B. GREER SURVEY, A-332, SAN AUGUSTINE COUNTY, TEXAS, ACCORDING TO THE ORIGINAL MAP AND PLAT OF SAID SUBDIVISION OF RECORD IN VOL. 143, PG. 341, OF THE DEED RECORDS, AND IN VOL. 3, PG. 9, OF THE PLAT RECORDS OF SAN AUGUSTINE COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A WARRANTY DEED DATED JULY 7, 2004, FROM OLIVER V. LACY AND MARLENE S. DIAZ, TO JACKSON SHARP AND WIFE, BEVERLY SHARP, RECORDED IN VOL. 52, PAGE 544, REAL PROPERTY RECORDS OF SAN AUGUSTINE COUNTY, TEXAS.

Date of Sale: September 2, 2025	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: THE STRIPLING PAVILION ON THE COURTHOUSE SQUARE IN SAN AUGUSTINE, TX 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, *U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST 2007-AHL2, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL2*, the owner and holder of the Note, has requested Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs 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 *U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF CITIGROUP MORTGAGE LOAN TRUST 2007-AHL2, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AHL2* 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, Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs 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 Sheryl LaMont, Sharon St. Pierre, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs 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.

Posted
/s/Joseph Vacek
Joseph Vacek
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FILED FOR RECORD
July 24, 2025
AT 3:18 O'CLOCK P M
MARGO NOBLE, COUNTY CLERK
SAN AUGUSTINE COUNTY
SAN AUGUSTINE, TEXAS
BY *Sheryl LaMont*
DEPUTY

Sheryl LaMont
Posted by Sheryl LaMont, July 24, 2025