



NOTICE OF SUBSTITUTE TRUSTEE SALE

Filed and Recorded: 02/13/2025 09:50:02 AM
2025-02392 NOTICE TRUSTEES SALE Total Pages: 2
Brandi DeRemer, County Clerk

Table with 2 columns: Deed of Trust Date, Original Beneficiary/Mortgagee, Recorded in, Mortgage Servicer, Date of Sale, Grantor(s)/Mortgagor(s), Current Beneficiary/Mortgagee, Property County, Mortgage Servicer's Address, Earliest Time Sale Will Begin, Place of Sale of Property.

Legal Description: LOT 14, BLOCK 5, SCOTT HIGHWAY PLACE TO THE CITY OF ABILENE, TAYLOR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 278, PLAT RECORDS, TAYLOR COUNTY, TEXAS

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, Terry Browder, Laura Browder or Jamie Osborne, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee...

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.

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(1): 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: 2/12/2025

Handwritten signature of Thuy Frazier

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

Dated: 2/13/25

Handwritten signature of Terry Browder

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

FILED FOR RECORD
9 O'CLOCK 15 MIN

FEB 13 2025

Brandi DeRemer
County Clerk, Taylor County, Texas
Deputy

MH File Number: TX-24-103724-POS
Loan Type: Business Purpose Loan

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Unofficial Copy

**THE STATE OF TEXAS  
COUNTY OF TAYLOR**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Official Public Records of Taylor County

**2025-02392 NTS**  
02/13/2025 09:50:02 AM Total Fees: \$22.00



*Brandi DeRemer*  
Brandi DeRemer, County Clerk  
Taylor County, TX