

2024-033  
NOTICE OF SUBSTITUTE TRUSTEE SALE

<b>Deed of Trust Date:</b> 6/25/2004	<b>Grantor(s)/Mortgagor(s):</b> JESSICA PORRAS AND HUSBAND, GERARDO C. PORRAS
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR REALTY MORTGAGE CORPORATION D/B/A REALNET FINANCIAL, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as trustee for the CWMBBS Reperforming Loan REMIC Trust Certificates, Series 2006-R2
<b>Recorded in:</b> <b>Volume:</b> 0587 <b>Page:</b> 0379 <b>Instrument No:</b> 152445	<b>Property County:</b> MOORE
<b>Mortgage Servicer:</b> Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
<b>Date of Sale:</b> 11/5/2024	<b>Earliest Time Sale Will Begin:</b> 1:00 PM
<b>Place of Sale of Property:</b> Moore County Courthouse, 715 S. Dumas Avenue, Dumas, TX 79029 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** THE SOUTH TWENTY-FIVE FEET (25') OF LOT ONE (1) AND THE NORTH TWENTY-FIVE FEET (25') OF LOT TWO (2), BLOCK NINE (9), MILLER ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 1, SLEEVE A-11, MOORE COUNTY PLAT RECORDS.

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, Shannon Heck, Ronnie Heck, Jonathan Schendel, Ramiro Cuevas, Charles Green, Patrick Zwiers, Auction.com, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua or Antonio Bazaldua, 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 there 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: 8/21/2024



Thuy Frazier, Attorney  
 McCarthy & Holthus, LLP  
 1255 West 15th Street, Suite 1060  
 Plano, TX 75075  
 Attorneys for Wells Fargo Bank, N.A.

Dated: 8-22-2024

Printed Name: Susan Bowers

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

2024-033  
 BRENDA MCKANNA  
 COUNTY CLERK

2024 AUG 22 AM 11:05

MOORE COUNTY, TEXAS  
 BY Brea Kengel  
 CLERK

MH File Number: TX-24-103632-POS  
 Loan Type: FHA