

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 12/15/2021	<b>Grantor(s)/Mortgagor(s):</b> LINDA HALVERSON, A SINGLE WOMAN & JAY STEWARD, A SINGLE MAN
<b>Original Beneficiary/Mortgagee:</b> SREYMOHASAL OK	<b>Current Beneficiary/Mortgagee:</b> NWC RECEIVABLES TRUST
<b>Recorded in:</b> <b>Volume:</b> 400 <b>Page:</b> 330 <b>Instrument No:</b> 00008860	<b>Property County:</b> FALLS
<b>Mortgage Servicer:</b> Statebridge Company, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 4600 S. Syracuse Street, Suite 700, Denver, CO 80237
<b>Date of Sale:</b> 8/5/2025	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> Falls County Courthouse, 125 Bridge Street, Marlin, TX 76661 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LOT FIVE (5), BLOCK SIX (6) OF THE SOUTHLAND ADDITION TO THE CITY OF MARLIN, FALLS COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN A DEED DATED MARCH 13, 2015 FROM HARRY E. KENNY, III, DBA J-K CONSTRUCTION TO SREYMOHASAL OK, AND RECORDED IN VOLUME 303, PAGE 388 OF THE OFFICIAL PUBLIC RECORDS OF FALLS 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, Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Kathleen Adkins, Auction.com LLC, Kevin Key, Jay Jacobs, Donna Stockman, David Stockman, Orlando Rosas or Bobby Brown, 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: 6/30/2025

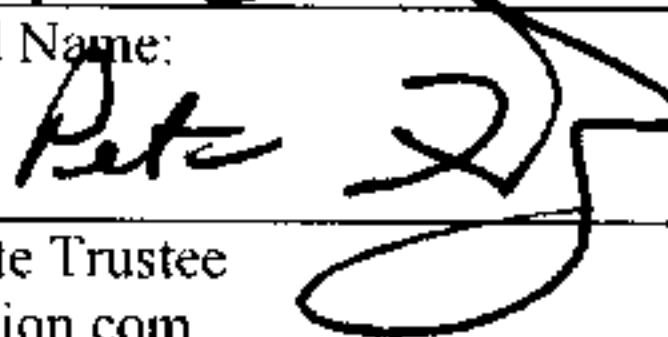


Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Statebridge Company, LLC

Dated: 7-3-25

Pete Florez


Printed Name:



Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

At 11:00 o'clock AM

JUL 03 2025

ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY  DEPUTY

MH File Number: TX-25-108883-POS  
Loan Type: Conventional Residential