

A
RTS-269

Our Case Number: 22-01559-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 1, 2021, IAN MCKENZIE, SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to GREGORY S. GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMERICAN FINANCIAL NETWORK INC ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2021-02538 in the DEED OF TRUST OR REAL PROPERTY RECORDS OF ERATH COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 7, 2022 between ten** o'clock AM and four o'clock PM and beginning not earlier than **10:00 AM** or not later than **three hours** thereafter, I will sell said Real Estate at Erath County Courthouse, 100 West Washington, Stephenville, TX 76401 in **ERATH COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT NO. 20 IN BLOCK 5, NORTH WEDGEWOOD ADDITION TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO A REPLAT OF LOT 1, BLOCK 5, NORTH WEDGEWOOD ADDITION RECORDED IN CABINET A, SLIDE 196, PLAT RECORDS **OF ERATH COUNTY, TEXAS.**

Property Address: 300 WEDGEWOOD DR, STEPHENVILLE, TX 76401

Mortgage Servicer: SERVICEMAC

Noteholder: DATA MORTGAGE, INC.
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 14 day of April 2022

Donna Stockman

Guy Wigg, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Auction.com, Marinosci Law Group PC

Substitute Trustee Address:
Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

POSTED

10:50 A.M. _____ P.M.

APR 14 2022

**GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS**
By _____ *GW* Deputy