

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/1/2013

Grantor(s)/Mortgagor(s):
GREGORY FREY SR AKA GREGORY FREY AND
ESTHER J FREY, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Select Portfolio Servicing, Inc.

Original Beneficiary/Mortgagee:
PNC MORTGAGE, A DIVISION OF PNC BANK,
NATIONAL ASSOCIATION

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 135421

Property County:
CALDWELL

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Date of Sale: 8/1/2023

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: 1703 S. Colorado St., Lockhart, Caldwell, TX, 78644 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.

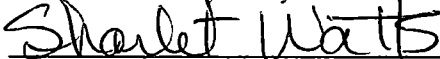
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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.

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.



Amy Ortiz, Aarti Patel, Beatriz Sanchez, Dylan Ruiz, Violet Nunez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr, Deanna Ray or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

Filed this 1st day of June 2023
11:06 A M

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Yolanda Hernandez Deputy

MH File Number: TX-23-97694-POS
Loan Type: Conventional Residential

Yolanda Hernandez

Exhibit "A"
Legal Description

All that certain parcel of land situated in Caldwell County, State of Texas, being known and designated as:

BEING 2.921 acres of land; being out of and a part of the JOHN P. BELL SURVEY, ABSTRACT NO. 41, Caldwell County, Texas; and being more particularly described by metes and bounded as:

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the John P. Bell Survey A-41 and being also all of a tract of land called 2.921 acres and conveyed to Richard Halle by deed recorded in Volume 147 Page 555 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron pin found used for basis of bearing in the nw corner of the above mentioned Halle tract and in the south line of county road # 400 (a.k.a. oak trail road) and in the apparent ne corner of a tract of land called 2.921 acres and conveyed to secundino Deleon by deed recorded in volume 13, page 388 of the said official records for the nw corner this tract;

Thence n 85 degrees 40 minutes 04 seconds e with the north line of the said halle tract and the south line of county road #400 226.43 feet to a 1/2" iron pin set in the ne corner of the said halle tract and in an interior corner of county road #400 for the ne corner this tract.

Thence s 07 degrees 38 minutes 00 seconds e with the east line of the said halle tract and the west line of county road #400 548.32 feet to a 1/2" iron pin found in the se corner of the said halle tract and in the apparent ne corner of a tract of land conveyed to oak trails section two lot 10 in block one by deed records in plat cabinet a slide 48 of the plat records of Caldwell county, texas for the se corner this tract;

Thence s 78 degrees 18 minutes 00 seconds w with the south line of the said halle tract and the apparent north line of the above mentioned lot 10 226.62 feet to a 1/2" iron pin found used for basis of bearing in the sw corner of the said halle tract and in the apparent se corner of the above mentioned delson tract for the sw corner this tract;

Thence n 07 degrees 38 minutes 00 seconds w with the west line of the said halle tract and the apparent east line of the said delson tract 577.43 feet to the place of beginning containing 2.921 acres of land more or less;

TOGETHER WITH manufactured housing unit Serial No. 12403089A/B, elected as real property