

24-209926

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: February 21, 2000	Original Mortgagor/Grantor: MARY MCKINNEY AND DAVID MCKINNEY
Original Beneficiary / Mortgagee: BENEFICIAL TEXAS INC.	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST
Recorded in: Volume: 139 Page: 308 Instrument No: 280890	Property County: WILLACY
Mortgage Servicer: Select Portfolio Servicing	Mortgage Servicer's Address: 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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.

Secures: Note in the original principal amount of \$23,999.00, executed by MARY MCKINNEY & DAVID MCKINNEY and payable to the order of Lender.

Property Address/Mailing Address: 9535 EL MANEADO ROAD, LYFORD, TX 78569

Legal Description of Property to be Sold: BEGINNING AT A ½ INCH IRON PIN FOUND FOR THE NORTHEAST CORNER OF SHARE "F" OF THE PARTITION OF THAT CERTAIN 40.00 ACRE TRACT OUT OF LOT 1 OF THE MANEADO RANCH SUBDIVISION, WILLACY COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID PARTITION AS RECORDED IN VOLUME 2, PAGE 59 OF THE MAP RECORDS OF WILLACY COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE ALONG THE EAST LINE OF SAID SHARE "F", SOUTH A DISTANCE OF 88.28 FEET TO A 1/2 INCH IRON PIN SET FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE PARALLEL WITH THE NORTH LINE OF SAID SHARE "F", S. 89° 24' 30" W. A DISTANCE OF 822.45 FEET TO A ½ INCH IRON PIN SET IN THE WEST LINE OF SAID SHARE "F" FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE ALONG THE NORTH LINE OF SAID SHARE "F", NORTH A DISTANCE OF 88.28 FEET TO A ½ INCH IRON PIN FOUND FOR THE NORTHWEST CORNER OF SAID SHARE "F" AND THE NORTHWEST CORNER OF THIS TRACT; THENCE ALONG THE NORTH LINE OF SAID SHARE "F", N. 89° 24' 30" E. A DISTANCE OF 822.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.667 ACRES OF LAND, MORE OR LESS.

Date of Sale: May 6, 2025	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST*, the owner and holder of the Note, has requested Connie Cobb or Constance Lewis or Clyde Cobb or Montgomery Medley or Julie Martin or Bob Frisch or Arnold Mendoza or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Connie Cobb or Constance Lewis or Clyde Cobb or Montgomery Medley or Julie Martin or Bob Frisch or Arnold Mendoza or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Connie Cobb or Constance Lewis or Clyde Cobb or Montgomery Medley or Julie Martin or Bob Frisch or Arnold Mendoza or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgageor, the Mortgagee, or the Mortgagee's attorney.

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.

/s/Mary Akapo

Mary Akapo

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24125990

marakapo@raslg.com

Connie Cobb

Robertson, Anschutz, Schneid, Crane & Partners,
PLLC / Attorney for Mortgagee
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Facsimile: (817)796-6079

**FILED & POSTED
COUNTY COURT**

MAR 20 2025 @ 9:45 am.

SUSANA R. GARZA, CLERK
WILLACY COUNTY TEXAS

BY: *Elisavete* DEPUTY CLERK

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