

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/15/2015

Grantor(s)/Mortgagor(s):
NATHAN KNAPP AND JULIA KNAPP, HUSBAND
AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
HOMETRUST MORTGAGE COMPANY., ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. BANK NATIONAL ASSOCIATION

Recorded in:
Volume: OR 1544
Page: 473
Instrument No: 2015100010

Property County:
CHAMBERS

Mortgage Servicer:
U.S. Bank National Association is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
2800 Tamarack Road,
Owensboro, KY 42301

Legal Description: LOT EIGHT (8), COTTON CREEK, AN ADDITION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "A", PAGE 251 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

Date of Sale: 9/5/2023

Earliest Time Sale Will Begin: 10:00 am


Place of Sale of Property: Chambers County Courthouse, 404 Washington Avenue, Anahuac, TX 77514 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.



Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio
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

MH File Number: TX-23-98451-POS
Loan Type: VA



FILED FOR RECORD IN:
Chambers County
On: 6/29/2023 9:54:03 AM
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By: LM



Heather H. Hawthorne, County Clerk
Recorded: *Laura M. Allen*