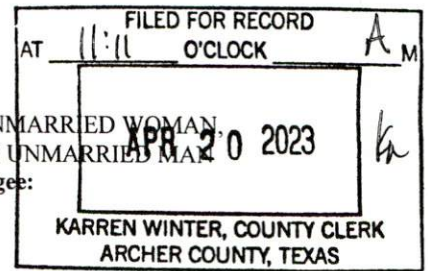


NOTICE OF SUBSTITUTE TRUSTEE SALE



Deed of Trust Date:
7/20/2018

Grantor(s)/Mortgagor(s):
MADISON ANDRUS, AN UNMARRIED WOMAN,
AND DARREN RICHEY, AN UNMARRIED MAN
Current Beneficiary/Mortgagee:
FLAGSTAR BANK, N.A.

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 146001

Property County:
ARCHER

Mortgage Servicer:
Flagstar Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
PO Box 660263,
Dallas, TX 75266

Legal Description: THE WEST 35.5 FEET OF LOT 2 AND THE EAST 44.0 FEET OF LOT 3, BLOCK 44, ORIGINAL TOWNSITE, AN ADDITION TO THE CITY OF ARCHER CITY, ARCHER COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME A, PAGES 102 & 103, ARCHER COUNTY DEED RECORDS

Date of Sale: 6/6/2023 **Earliest Time Sale Will Begin:** 10:00:00 AM

Place of Sale of Property: 114 E. Walnut, Archer City, Archer, TX, 76351 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.

Lynne Holiday, Jerry Tiemann, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Dana Kamin, Lisa Bruno, Meryl Olsen, Auction.com 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-23-97523-POS
Loan Type: FHA