

POSTED

Date: 5-29-25
 Time: 9:55 Am
 Sharla Keith, County Clerk
 Nolan County, Texas
 By VG Deputy

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/13/2013	Grantor(s)/Mortgagor(s): KENT L. MCANALLY JOINED HEREIN PRO FORMA BY HIS WIFE BUFFIE J. MCANALLY
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST FINANCIAL BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: CORNERSTONE HOME LENDING, A DIVISION OF CORNERSTONE CAPITAL BANK, SSB
Recorded in: Volume: 1228 Page: 280 Instrument No: 13-12977	Property County: NOLAN
Mortgage Servicer: Cornerstone Home Lending, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1177 West Loop South, Suite 700, Houston, TX 77027
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Nolan County Courthouse, 100 East 3rd Street, Sweetwater, TX 79556 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Terry Browder, Laura Browder, Jamie Osborne, Ramiro Cuevas, Charles Green, Auction.com LLC, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

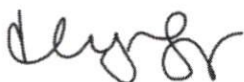
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): 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.

Dated: 5/27/2025



Thuy Frazier, Attorney
 McCarthy & Holthus, LLP
 1255 West 15th Street, Suite 1060
 Plano, TX 75075
 Attorneys for Cornerstone Home Lending, Inc.

Dated: 5/29/25Printed Name: Terry Browder

Substitute Trustee
 c/o Auction.com
 1255 West 15th Street, Suite 1060
 Plano, TX 75075

MH File Number: TX-25-109798-POS
Loan Type: Conventional Residential

EXHBIT "A"

SURFACE ONLY TO:
5.27 ACRES OF LAND OUT OF SECTION 51, ABSTRACT 280, BLOCK 22, T. & P. RY. CO. SURVEYS,
NOLAN COUNTY, TEXAS. DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:
BEGINNING: AT A POINT IN CREEK THAT IS N 77 DEG 00'00" E - 2070.15' FROM THE S.W. CORNER OF
SAID SECTION AND BEING IN THE SOUTH R.O.W. OF HILLSDALE ROAD
THENCE: N 29 DEG 02'57" E - 930.58' ALONG SAID SOUTH R.O.W. TO A FOUND 3/8" IRON PIN AT
FENCE CORNER
THENCE: S 14 DEG 12' 22" E - 706.03' TO A FOUND 1 1/4" IRON PIPE IN THE SOUTH LINE OF SAID
SECTION AT A FENCE CORNER
THENCE: S 77 DEG 00'00" W - 651.53' ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING AND
CONTAINING 5.27 ACRES OF LAND, MORE OR LESS.