

26-005 FC

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2026 MAR 26 AM 9:10

JENNIFER L. FOUNTAIN
COUNTY CLERK

TS No.: 2026-00335-TX-CAR
26-000196-673

Notice of [Substitute] Trustee Sale

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.

1. Date, Time and Place of Sale.

Date: 05/05/2026

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Shelby County, Texas at the following location: **THE AREA WITHIN A RADIUS OF 100 FEET OF THE SOUTHEASTERN DOOR OF THE HOUSE PROVIDED FOR THE HOLDING OF THE DISTRICT COURT IN THE CITY OF CENTER, IN SHELBY COUNTY, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 328 GEORGE IHLO DR, CENTER, TX 75935

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/10/2018 and recorded 08/17/2018 in Document 2018002766 , real property records of Shelby County, Texas, with **RICHARD LEE SLOANE AND VICKY THRIFT, HUSBAND AND WIFE** grantor(s) and Bank of England as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **RICHARD LEE SLOANE AND VICKY THRIFT, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of \$87,050.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Wilmington Savings Fund Society, FSB**, as Trustee of **Wampus Mortgage Loan Trust** is the current mortgagee of the note and deed of trust or contract lien.



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6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

BEING Lots 6 and 7 of the PAYNE ESTATES SUBDIVISION, a part of the NANCY SMITH SURVEY, A-644, Shelby County, Texas, and being the land described in the Warranty Deed from William R. Blackshear and wife, Lindsey Blackshear, to Salvatore Noto dated March 21, 2016, recorded under Instrument No. 2016000934, Official Public Records, Shelby County, Texas, and being described by metes and bounds as follows, to-wit: **BEGINNING** at a point S. 20 E. 103 ft., from the NEC of Lot 6, said point being of the West margin of High School Avenue in the EBL of said Lot 6, being marked by an iron pipe; **THENCE** S. 20 E. along the West margin of High School Avenue at 27 ft., pass the original SEC of Lot 6 and the original NEC of Lot 7, and on same course an additional 25 ft., a total of 52 ft., to an iron pipe for corner, said corner being in the EBL of Lot 7 and West margin of High School Avenue and a distance of 50 ft., from the SEC of Lot 7; **THENCE** S. 70 W. 152 ft., to stake for corner in WBL of Lot 7; **THENCE** N. 20 W. with WBL of Lot 7 at 25 ft., stake at NWC of Lot 7 and SWC of Lot 5; **THENCE** N. 70 E. along the SBL of Lot 5 at 72 ft., the SEC of Lot 6; **THENCE** N. 23 deg. 15 min. W. along the line between Lots 5 and 6 at 27 ft., a point in same for corner; **THENCE** N. 70 E. 81.8 ft., to the Beginning.

8. **Mortgage Servicer Information:** 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 lien securing the property referenced above. Carrington Mortgage Services LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Carrington Mortgage Services LLC

**500 N. State College Blvd
Suites 1030, 1300, and 1400
Orange, CA 92868**

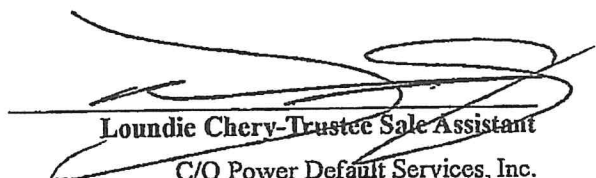
Phonc: 1-800-561-4567 / 1-800-833-6388

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9. 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 the Mortgagor, 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.

Date: March 25, 2026



Loundie Cherv-Trustee Sale Assistant

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 877-695-0910
Fax: 877-671-5959

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am *Ashraf* whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on March 26, 2026 I filed this Notice of Foreclosure Sale at the office of the Shelby County Clerk and caused it to be posted at the location directed by the Shelby County Commissioners Court.

Certificate of Posting