

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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: 08/02/2022

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Cooke County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/08/2005 and recorded in the real property records of Cooke County, TX and is recorded under Clerk's File/Instrument Number, 1385, Page 422-439, with Patrick A. Walterscheid and Cindy A. Walterscheid (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as Nominee for Sebring Capital Partners, Limited Partnership mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Patrick A. Walterscheid and Cindy A. Walterscheid, securing the payment of the indebtedness in the original amount of \$68,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-7, Home Equity Pass-Through Certificates, Series 2005-7 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. SITUATED IN THE STATE OF TEXAS, COUNTY OF COOKE, AND CITY OF MUENSTER, BEING PART OF THE THOMAS SCOTT SURVEY, ABSTRACT NO. 900, BEING A TRACT AS RECORDED IN VOL. 774, PAGE 611 OF THE DEED RECORDS OF COOKE COUNTY, TEXAS, SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD SET MARKING THE SOUTHWEST CORNER OF SAID PREMISES, SAID CORNER BEING IN THE EAST RIGHT-OF-WAY LINE OF MAPLE STREET;

THENCE WITH SAID ROAD AND THE WEST LINE OF SAID PREMISES, NORTH 00 DEGREES 00'00" EAST, 88.00 FEET TO A CAPPED IRON ROD SET MARKING THE NORTHWEST CORNER OF SAID PREMISES;

THENCE DEPARTING SAID ROAD AND WITH THE NORTH LINE OF SAID PREMISES, SOUTH 88 DEGREES 56'22" EAST, 140.00 FEET TO A CAPPED IRON ROD SET MARKING THE NORTHEAST CORNER OF SAID PREMISES;

FILED FOR RECORD
22 JUN 30 PM 12: 08
PAM HARRISON
COUNTY CLERK, COOKE CO. TX
BY YJM DEPUTY



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THENCE WITH THE EAST LINE OF SAID PREMISES, SOUTH 00 DEGREES 00'00" WEST, 88.00 FEET TO A CAPPED IRON ROD SET MARKING THE SOUTHEAST CORNER OF SAID PREMISES;

THENCE WITH THE SOUTH LINE OF SAID PREMISES, NORTH 88 DEGREES 56'22" WEST, 140.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12,318 SQUARE FEET.

6. **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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2005-7, Home Equity Pass-Through Certificates, Series 2005-7
3476 Stateview Blvd.
Fort Mill, SC 29715

Shelley Ortolani

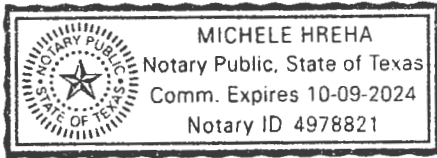
SUBSTITUTE TRUSTEE

Mary Mancuso, Francesca Ortolani, Shelley Ortolani,
Michele Hreha
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared Shelley Ortolani, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of June, 2022.



Michele Hreha
NOTARY PUBLIC in and for

Dallas COUNTY
My commission expires: 10-09-2024
Print Name of Notary:
Michele Hreha

CERTIFICATE OF POSTING

My name is Shelley Ortolani, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 6-30-2022 I filed at the office of the Cooke County Clerk and caused to be posted at the Cooke County courthouse this notice of sale.

Shelley Ortolani
Declarant's Name: Shelley Ortolani
Date: 6-30-2022