

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Matter No.: 140656-TX

Date: October 10, 2025

County where Real Property is Located: Cooke

ORIGINAL MORTGAGOR: LAWRENCE MILLER AND SPOUSE, HAILEY MILLER

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR FIRST STATE BANK, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR
VRMTG ASSET TRUST

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

DEED OF TRUST DATED 3/8/2021, RECORDING INFORMATION: Recorded on 3/9/2021, as Instrument No.
00001905 in Book 2401 Page 702

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN TRACT OR PARCEL OF
LAND SITUATED IN THE BUSHNELL GARNER SURVEY ABSTRACT 396, COOKE COUNTY, TEXAS
MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/2/2025, the foreclosure sale will be conducted in
Cooke County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien
indebtedness superior to the Deed of Trust.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for US BANK TRUST
NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above
referenced loan. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing
the Mortgagee, whose address is:

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE FOR VRMTG ASSET TRUST
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER
8950 Cypress Waters Blvd.
Coppell, TX 75019



FILED FOR RECORD
25 OCT 16 PM 12:54

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY Bl DEPUTY

Matter No.: 140656-TX

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 property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton

Hollis Rose Hamilton, Attorney

Aldridge Pite, LLP

3333 Camino Del Rio South, Suite 225

San Diego, California 92108

Return to:

ALDRIDGE PITE, LLP

3333 Camino Del Rio South, Suite 225

P.O. BOX 17935

SAN DIEGO, CA 92108-0935

FAX #: 619-590-1385

Phone: (866) 931-0036

Exhibit "A"**FIELD NOTES TO 2.00 ACRES IN THE BUSHNELL GARNER SURVEY ABSTRACT
396, COOKE COUNTY, TEXAS**

All that certain tract or parcel of land situated in the Bushnell Garner Survey Abstract 396, Cooke County, Texas being the same 2.00 acre tract described in a deed from Mark E. Miller to Lawrence Zachary Miller and Hailey Michelle Miller recorded in Volume 2318, Page 241 of the Cooke County Official Public Records, said tract further being a part of a 47.36 acre tract described in an Executor's Deed to Mark E. Miller recorded in Volume 1652, Page 5 of said Public Records and being more particularly described as follows:

BEGINNING at a found steel pin at the Northeast corner of said 2.00 acre tract, on the East line of said 47.36 acre tract, in County Road 317, at a point located South 00 degrees 36 minutes 42 seconds East, a distance of 87.86 feet from the Easternmost Northeast corner of said 47.36 acre tract;

THENCE South 00 degrees 36 minutes 42 seconds East, with said East line, a distance of 300.00 feet to a found steel pin at the Southeast corner of said 2.00 acre tract;

THENCE South 89 degrees 23 minutes 18 seconds West, passing a found steel pin on the West line of said road and continuing along a fence, a total distance of 290.40 feet to a found steel pin at the Southwest corner of said 2.00 acre tract;

THENCE North 00 degrees 36 minutes 41 seconds West, along a fence, a distance of 300.00 feet to a found steel pin at the Northwest corner of said 2.00 acre tract;

THENCE North 89 degrees 23 minutes 20 seconds East, along a fence, passing a found steel pin on the West line of said road and continuing a total distance of 290.40 feet to the point of beginning containing 2.00 acres of land.

"The Company does not represent or insure the area, square footage or acreage of the land."