

NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE
SERVICING (ALW)
SHUGART, TOMMY JR
176 OAKRIDGE DRIVE, GAINESVILLE, TX 76240

CONVENTIONAL

Firm File Number: 26-044447

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 27, 2000, GARY W. VANBEBBER AND ANGELA VANBEBBER, as Grantor(s), executed a Deed of Trust conveying to RANDAL M. THOMAS, as Trustee, the Real Estate hereinafter described, to CONSECO BANK, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of COOKE COUNTY, TX and is recorded under Clerk's File/Instrument Number 13592 Volume 1094, Page 3, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, June 2, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in COOKE COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Cooke, State of Texas:

LOTS 1 THRU 5 OF THE OAK RIDGE ADDITION ACCORDING TO THE PLAT, RECORDED IN VOLUME 5, ON PAGE 29 OF THE PLAT RECORDS OF COOKE COUNTY, TEXAS.

Property Address: 176 OAKRIDGE DRIVE
GAINESVILLE, TX 76240
Mortgage Servicer: NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2000-2
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

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.

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

SUBSTITUTE TRUSTEE
Auction.com LLC
1 Mauchly
Irvine, CA 92618


WITNESS MY HAND this day April 8, 2026.

FILED FOR RECORD

26 APR 16 PM 1:16

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY  DEPUTY

By: 
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Attorneys for U.S. Bank National Association, as Trustee,
for Manufactured Housing Contract Senior/Subordinate
Pass-Through Certificate Trust 2000-2

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 military service to the sender of this notice immediately.