

#4

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.**

Concho County Texas Home Equity Security Instrument

Date of Security Instrument: August 27, 2019

Amount: \$55,840.00

Grantor(s): IRVEN M. HOLT, JR.

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., AS BENEFICIARY, AS NOMINEE FOR ROYAL
UNITED MORTGAGE LLC, ITS SUCCESSORS AND
ASSIGNS

Current Mortgagee: SELECT PORTFOLIO SERVICING, INC.

Original Trustee: ALLAN B. POLUNSKY

Mortgage Servicer and Address: SELECT PORTFOLIO SERVICING
3217 S. Decker Lake Dr.
Salt Lake City, Utah 84119

Recording Information: Recorded on 9/6/2019, as Instrument No. 2019-039736 in
Book 289 Page 285 Concho County, Texas

Legal Description: BEING AN AREA OF 0.928 ACRES OF LAND OUT OF J.
KNIGGE SURVEY NO. 2100, ABSTRACT NO. 566,
CONCHO COUNTY, TEXAS, AND SAID 0.928 ACRE
TRACT ALSO BEING OUT OF THAT CERTAIN 3 ACRE
TRACT DESCRIBED IN DEED DATED DECEMBER 29,
1939 AND RECORDED IN VOLUME 51, PAGE 128, DEED
RECORDS OF SAID CONCHO COUNTY, OUT OF THAT
CERTAIN 1.2928 ACRE TRACT DESCRIBED IN DEED
DATED OCTOBER 28, 1963 AND RECORDED IN
VOLUME 89, PAGE 217, DEED RECORDS OF SAID
CONCHO COUNTY AND OUT OF THAT CERTAIN 60' BY
150' TRACT DESCRIBED BY DEED DATED MARCH 9,
1982 AND RECORDED IN VOLUME 131, PAGE 191,
DEED RECORDS OF SAID CONCHO COUNTY AND
SAID 0.928 ACRE TRACT BEING MORE
PARTICULARLY DESCRIBED MORE COMPLETELY
DESCRIBED IN EXHIBIT "A"

Date of Sale: 3/3/2026

Earliest Time Sale Will Begin: 10:00 AM



4864034

Place of Sale: The foreclosure sale will be conducted in the area designated by the Concho County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, an FINAL JUDGEMENT was entered on 5/27/2025, under Cause No. DAC-23-04889, in the 119TH Judicial District Court of Concho County, Texas;

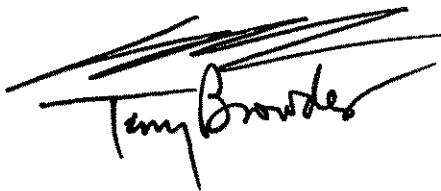
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Auction.com, LLC, Agency Sales and Posting, LLC, Aldridge Pite, LLP or either one of them, as Substitute Trustee, to act, either 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 Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, California 92108, (713) 293-3618.

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 state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 the notice immediately.

EXECUTED in multiple originals on 1/19/2026.



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
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

TS Number: 113841-TX

FILED #4
The 22 Day of January,
2026 at O'clock M
Austin Hall
County Clerk, Concho Co. TX
By