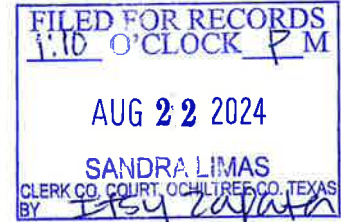


PNC BANK, N.A. (NCM)
STROUP, DWAYNE AND KATHLEEN
1512 SOUTH DRAKE, PERRYTON, TX 79070

CONVENTIONAL
Firm File Number: 24-041452



NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 20, 1998, DWAYNE STROUP AND KATHLEEN STROUP, as Grantor(s), executed a Deed of Trust conveying to NINA BETH HARGROVE, as Trustee, the Real Estate hereinafter described, to INTERSTATE BANK, SSB in payment of a debt therein described. The Deed of Trust was filed in the real property records of OCHILTREE COUNTY, TX and is recorded under Clerk's File/Instrument Number 55981 Volume 567, Page 438, 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, October 1, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in OCHILTREE 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 Ochiltree, State of Texas:

LOT NUMBER TEN (10) IN BLOCK NUMBER FIFTEEN (15), STARK SECOND ADDITION, AN ADDITION TO THE CITY OF PERRYTON, OCHILTREE COUNTY, TEXAS AS THE SAME IS SHOWN UPON THE RECORDED PLATS OF SAID CITY AND ADDITION ON FILE IN THE OFFICE OF THE COUNTY CLERK OF OCHILTREE COUNTY, TEXAS


Property Address: 1512 SOUTH DRAKE
PERRYTON, TX 79070
Mortgage Servicer: PNC BANK, N.A.
Mortgagee: PNC BANK, NATIONAL ASSOCIATION
3232 NEWMARK DRIVE
MIAMISBURG, OH 45342-5433

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
Ronnie Heck, Shannon Heck, Jonathan Schendel, Ramiro Cuevas, Charles Green
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day August 19, 2024.

By: 
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for PNC BANK, NATIONAL ASSOCIATION

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.