

FILED FOR RECORDS
2:22 O'CLOCK P M
FEB 16 2023
SANDRA LIMAS
CLERK CO. COURT, OCHILTREE CO. TEXAS
BY: *Lisy Marquez*

1801 S Grinnell St, Perryton, TX 79070

20-006184

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: 04/04/2023

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

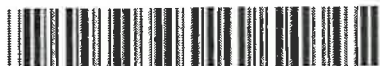
Place: The area designated by the Commissioners Court of Ochiltree County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's 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 January 12, 2009 and recorded in the real property records of Ochiltree County, TX and is recorded under Clerk's Vol. 698, Page 479, with Terry Ashmore and Barbara Ashmore (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Interstate Bank, SSB mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Terry Ashmore and Barbara Ashmore, securing the payment of the indebtedness in the original amount of \$64,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MCLP Asset Company, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL OF LOT NO. SEVEN (7), IN BLOCK NO. SEVEN (7), STARK ANNEX ADDITION #3, AN ADDITION TO THE CITY OF PERRYTON AS RECORDED IN VOLUME 31, PAGE 453, PLAT RECORDS OF OCHILTREE COUNTY, TEXAS



4774641

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. Specialized Loan Servicing, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

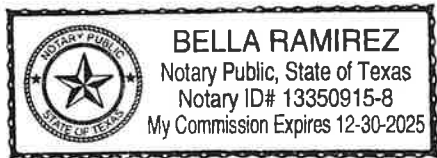
MCLP Asset Company, Inc.
8742 Lucent Blvd, Suite 300
Highlands Ranch, CO 80129

Ronnie Heck
SUBSTITUTE TRUSTEE
Ronnie Heck, Shannon Heck
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Ochiltree

Before me, the undersigned authority, on this day personally appeared Ronnie Heck, 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 16 day of February, 2023.



Bella Ramirez
NOTARY PUBLIC in and for
Ochiltree COUNTY
My commission expires: 12-30-2025
Print Name of Notary:
Bella Ramirez

CERTIFICATE OF POSTING

My name is Ronnie Heck, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on February 16th, 2023 I filed at the office of the Ochiltree County Clerk and caused to be posted at the Ochiltree County courthouse this notice of sale.

Ronnie Heck
Declarants Name: Ronnie Heck
Date: 02/16/2023