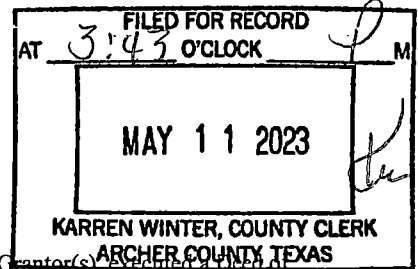


ALLIED FIRST BANK SB DBA SERVBANK (MYS)  
HEINEKEN, RUSSELL  
211 WEST PLUM STREET, ARCHER CITY, TX 76351

FHA 513-0439533703  
Firm File Number: 23-039798



**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 25, 2015, RUSSELL T HEINEKEN, A SINGLE MAN, as Grantor(s), Archer City, Texas, Trust conveying to JIM VAN PELT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HERRING BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of ARCHER COUNTY, TX and is recorded under Clerk's File/Instrument Number 138142 Volume 0788, Page 0529, rerecorded on March 20, 2015, as Instrument 138289, Volume 0789, Page 0340 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 , **Wednesday, July 5, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in ARCHER 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 Archer, State of Texas:

THE EAST 90 FEET OF LOTS 11 & 12 AND THE EAST 90 FEET OF THE SOUTH ONE-HALF OF LOT 12, BLOCK 13, ORIGINAL TOWNSITE OF ARCHER CITY AN ADDITION TO ARCHER COUNTY, TEXAS, ACCORDING TO A PLAT OF RECORD IN VOL.A, PAGES 102 & 103, ARCHER COUNTY DEED RECORDS.

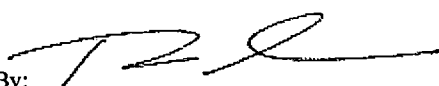
Property Address: 211 WEST PLUM STREET  
ARCHER CITY, TX 76351  
Mortgage Servicer: ALLIED FIRST BANK SB DBA SERVBANK  
Mortgagee: ALLIED FIRST BANK, SB DBA SERVBANK  
500 SOUTH BROAD STREET  
SUITE #100A  
MERIDEN, CT 06450

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  
Lynne Holiday or Jerry Tiemann  
4600 Fuller Ave., Suite 400  
Irving, TX 75038

WITNESS MY HAND this day May 4, 2023.

By:   
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
gburks@logs.com  
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13105 Northwest Freeway, Suite 960

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Attorneys for ALLIED FIRST BANK, SB DBA  
SERVBANK

**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.**