

SELECT PORTFOLIO SERVICING, INC. (SPS)  
MELLGREN, STEPHEN  
1237 OVERLOOK COURT, WHITNEY, TX 76692

CONVENTIONAL  
Firm File Number: 18-029463

#51  
FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2023 SEP 21 PM 1:52

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 7, 2005, STEPHEN M. MELLGREN, AND SHERRY MELLGREN, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to THOMAS F VETTERS, as Trustee, the Real Estate hereinafter described, to PARK CITIES FUNDING INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of HILL COUNTY, TX and is recorded under Clerk's File/Instrument Number 009941 Volume 1374, Page 1, 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, November 7, 2023 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 HILL 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 Hill, State of Texas:

BEING ALL OF LOT 237 OF WHITE BLUFF SUBDIVISION, LAKE WHITNEY, HILL COUNTY, TEXAS,  
ACCORDING TO THE PLAT FILED IN SLIDE A-129 AND 130 OF THE OFFICIAL PLAT RECORDS IN HILL  
COUNTY, TEXAS.

Property Address: 1237 OVERLOOK COURT  
WHITNEY, TX 76692  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: U.S. BANK NA, SUCCESSOR TRUSTEE TO WACHOVIA BANK, NA, AS TRUSTEE, FOR  
THE CHASE MORTGAGE FINANCE TRUST MULTI-CLASS MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2005-A2  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

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.

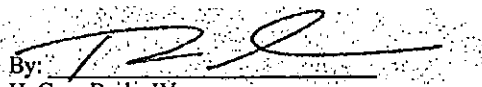
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO  
SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT  
IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE  
IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE  
SERVICER**

**SUBSTITUTE TRUSTEE**

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, , David Ray, Brandy Bacon

I Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day September 20, 2023.

By:   
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104 ·  
gburks@logs.com

rgeorge@logs.com  
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Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for U.S. Bank NA, successor trustee to  
Wachovia Bank, NA, as trustee, for the Chase Mortgage  
Finance Trust Multi-Class Mortgage Pass-Through  
Certificates, Series 2005-A2

**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.**