


FILED

2025 SEP 15 PM 1:47

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STACEY KEMP
CLERK
COLLIN COUNTY, TEXAS
BY:  DEPUTY

**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.**

Matter No.: 129085-TX

Date: September 11, 2025

County where Real Property is Located: Collin

ORIGINAL MORTGAGOR: DONALD L MCMAHON AND TINA L MCMAHON, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LANDMARK BANK N.A., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL, LLC

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

DEED OF TRUST DATED 4/21/2016, RECORDING INFORMATION: Recorded on 5/2/2016, as Instrument No. 20160502000530690

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 15, IN BLOCK L, OF THE CARTER RANCH PHASE III, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN C.C.F.N. 2006-460, MAP RECORDS OF COLLIN COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/7/2025**, the foreclosure sale will be conducted in Collin County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL, LLC
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER
8950 Cypress Waters Blvd.
Coppell, TX 75019



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.

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, CAROL DUNMON, MARY MANCUSO, MICHELE HREHA, SHELLEY ORTOLANI, FRANCESCA ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DONNA STOCKMAN, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, PAYTON HREHA, JEFF BENTON, 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

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
Phone: (866) 931-0036