

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/1/2006	Grantor(s)/Mortgagor(s): JERRY M SOLIS, A SINGLE PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AMERICA'S WHOLESALE LENDER, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-24
Recorded in: Volume: N/A Page: N/A Instrument No: 86796	Property County: ATASCOSA
Mortgage Servicer: Bank of America, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 7105 Corporate Drive, Plano, TX 75024
Date of Sale: 3/4/2025	Earliest Time Sale Will Begin: 12pm
Place of Sale of Property: At the west porch to the Atascosa County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Auction.com, Terri Martin, Wayne Daughtrey or Vicki Rodriguez, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 1/29/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Bank of America, N.A.

Dated: 1/30/2025

Alexis Martin

Printed Name:

Alexis Martin

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED FOR RECORD

2025 JAN 30 PM 4:19

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY S. Saha DEPUTY

MH File Number: TX-25-106652-POS
Loan Type: Conventional Residential

TX-25-106652-POS

EXHIBIT A

FIELD NOTES
1.569 ACRES

BEING 1.569 ACRES OF LAND MORE OR LESS OUT OF THE S. A. & M. G. R. R. SURVEY NO. 709, ABSTRACT NO. 813, ATASCOSA COUNTY, TEXAS AND ALSO BEING OUT OF SUBD. 2, THOMAS L. HAIDUK'S ESTATE LANDS, ATASCOSA COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED AS 1.5326 ACRES IN VOLUME 788, PAGE 755, DEED RECORDS, ATASCOSA COUNTY, TEXAS. SAID 1.569 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron pin found on the east line of Pleasanton Road, for the southwest corner of this tract and the southwest corner of a 3.046 acre tract of land described in Volume 533, Page 399, Deed Records, Atascosa County, Texas.

THENCE N 01° 28' 00" E, 131.75 feet along the east line of Pleasanton Road to a ½" iron pin found at a fence corner, for the northwest corner of this tract and the southwest corner of the remainder of the 3.046 acre tract.

THENCE N 84° 39' 44" E, 848.21 feet along a fence line, the north line of the 1.5326 acre tract and the south line of the remainder of the 3.046 acre tract to a fence corner on the west line of the U. P. R. R., for the northeast corner of this tract.

THENCE S 00° 26' 04" W, 30.41 feet along the west line of the U. P. R. R. to a ½" iron pin found, for the southeast corner of this tract.

THENCE S 77° 59' 55" W, 866.62 feet along a fence line and the remainder of a 62.52 acre tract part of the Thomas L. Haiduk's Estate Subd. No. 2 as recorded on Sheet 29b NPC, Plat Records, Atascosa County, Texas to the POINT OF BEGINNING.

The bearings recited herein are bas on the front corners of the 1.5326 acre tract.

Surveyed by me on the ground this 11th day of October 2006 A. D.