

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.: 118300-TX

Date: January 19, 2024

County where Real Property is Located: Armstrong

ORIGINAL MORTGAGOR: CASH CROWELL AND WIFE, LORI CROWELL WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NO TO OTHERWISE BE LIABLE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR INTERSTATE BANK, SSB, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NewRez LLC D/B/A Shellpoint Mortgage Servicing

MORTGAGE SERVICER: NewRez LLC D/B/A Shellpoint Mortgage Servicing

DEED OF TRUST DATED 11/10/2017, RECORDING INFORMATION: Recorded on 11/21/2017, as Instrument No. 2017396 in Book 76 Page 52

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A 8.02 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A PORTION OF A 95.193 ACRE TRACT OF LAND, BEING A PORTION OF A TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN VOL. 94, PAGE 387, DEED RECORDS OF ARMSTRONG COUNTY, TEXAS, BEING A PART OF SECTION 167, BLOCK B-4, H&GN RY. CO. SURVEY, ARMSTRONG COUNTY, TEXAS, SAID 8.02 ACRE TRACT OF LAND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/5/2024, the foreclosure sale will be conducted in **Armstrong** 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.

NewRez LLC D/B/A Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for NewRez LLC D/B/A Shellpoint Mortgage Servicing who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NewRez LLC D/B/A Shellpoint Mortgage Servicing, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NewRez LLC D/B/A Shellpoint Mortgage Servicing
75 Beattie Place
Suite 300

Matter No.: 118300-TX

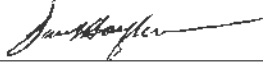
Greenville, SC 29601

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 RONNIE HECK, SHANNON HECK, JONATHAN SCHENDEL, CHARLES GREEN, LISA BRUNO, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, AARTI PATEL, AUCTION.COM, GABRIELLE CARRIER, PAUL A. HOEFKER** 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: _____


Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:

ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

EXHIBIT A

TS# 118300-TX

A 8.02 acre tract of land, more or less, out of a portion of a 95.193 acre tract of land, being a portion of a tract of land described in that certain Warranty Deed recorded in Vol. 94, page 387, Deed Records of Armstrong County, Texas, being a part of Section 167, Block B-4, H&GN Ry. Co. Survey, Armstrong County, Texas, said 8.02 acre tract of land being described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the Northwest corner of said Section 167:

THENCE S 00°17'55" E, bearings contained herein are relative to true North as determined by G.P.S. observations, 1293.87 feet along the West line of said Section 167 to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", set at the Northwest end BEGINNING CORNER of this tract of land;

THENCE N 89°23'33" E, 775.41 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the Northeast corner of this tract of land and the Northwest corner of a 7.438 acre tract surveyed November 16, 2001, by Robert Keys & Associates;

THENCE S 00°31'59" E, 450.00 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507", found at the Southeast corner of this tract of land, the Southwest corner of said 7.438 acre tract of land and the Northeast corner of a 11.618 acre tract of land surveyed March 26, 2002, by Robert Keys & Associates;

THENCE S 89°23'33" W, 777.25 feet to a 1/2 inch iron rod with a cap stamped "KEYS R.P.L.S. 2507" found at the Southwest corner of this tract of land, the Northwest corner of said 11.618 acre tract of land from whence a nail in asphalt found at the Southwest corner of said Section 167 bears S 00°17'55"E, 3612.16 feet;

THENCE N 00°17'55" W, along the West line of said Section 167, 450.00 feet to the POINT OF BEGINNING.