

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 29, 1992, CURTIS HERMAN COLTER AND LINDA GAINOUS COLTER, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to ALAN FERREE AND/OR ROBIN M BENNETT, as Trustee, the Real Estate hereinafter described, to BLUEBONNET SAVINGS BANK, FSB, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number , in Book 0977, at Page 16, in the DEED OF TRUST OR REAL PROPERTY RECORDS OF HOUSTON COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 4, 2023** between ten o'clock AM and four o'clock PM and beginning no earlier than 01:00 PM or no later than three hours thereafter, I will sell said Real Estate at Houston County Courthouse, 401 East Houston Avenue, Crockett, TX 75835 in **HOUSTON COUNTY, TEXAS** 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 was posted.

Said Real Estate is described as follows: 0.682 ACRE OUT OF AND A PART OF FRANK JOHNSON SURVEY, A-46, IN THE CITY OF CROCKETT, HOUSTON COUNTY, TEXAS AND ALSO BEING OUT OF AND A PART OF LOT 6 OF A SUBDIVISION OF E. P. ADAMS 22.123 ACRES TRACT ON THE EAST SIDE OF STATE HIGHWAY NO. 19 AND BEING THE SAME LAND DESCRIBED IN A DEED TO HERBERT M. YIELDING AND WIFE, ALVERA, FROM BERTIE LEE LARUE, ET AL, RECORDED IN VOL. 511, PAGE 168 OF THE HOUSTON COUNTY DEED RECORDS, WHICH 0.682 ACRE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING ON A 1/2 INCH IRON ROD FOR THE SOUTH EAST CORNER OF THIS LOT AND THE NORTH EAST CORNER OF LOT NO. 7, AND BEING IN A WEST LINE OF THE THOMAS SHARTLE RANCH; THENCE S 72° 26' 30" W 297. 76 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AND BEING IN THE EAST RIGHT OF WAY LINE OF STATE HWY. NO. 19; THENCE N 18° 20' 44" W 100.0 FEET TO A 3/4 INCH IRON ROD FOUND FOR CORNER, SAME BEING IN THE EAST RIGHT OF WAY LINE OF SAID STATE HWY. NO. 19 AND ALSO BEING THE SOUTH WEST CORNER OF A 50 FOOT EASEMENT, DESCRIBED IN A CONTRACT BETWEEN LEO KNOX AND GLOVER G. LARUE RECORDED IN VOL. 393, PAGE 637 OF THE HOUSTON COUNTY DEED RECORDS; THENCE N 72° 26' 15" E 296.78 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAME BEING IN A WEST LINE OF SAID THOMAS SHARTLE RANCH; THENCE S 18° 54' 11" E 100.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.682 ACRE OF LAND, MORE OR LESS.

Property Address: 2004 S 4TH ST, CROCKETT, TX 75835

Mortgage Servicer: BANK OF AMERICA, N.A.

Noteholder: BANK OF AMERICA, N.A.

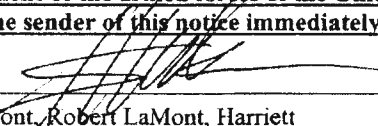
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 23rd day of January, 2023.


Sheryl LaMont, Robert LaMont, Harriett
Fletcher, Sharon St. Pierre, Marinosci Law
Group PC

Substitute Trustee Address:
Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254

Posted by: Sharon St. Pierre
1/26/2023 Sharon St. Pierre
Substitute Trustee



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