

County Clerk
Houston County
100000009803560

Gina Howell

112 S GRACE ST
CROCKETT, TX 75835

00000009803560

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: July 05, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE EAST SIDE OF THE HOUSTON COUNTY COURTHOUSE, UNLESS BAD WEATHER THEN THE 1ST FLOOR LOBBY OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 30, 2021 and recorded in Document CLERK'S FILE NO. 20213488 real property records of HOUSTON County, Texas, with AHLEEA PRICE AND BOBBY PRICE JR WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by AHLEEA PRICE AND BOBBY PRICE JR WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$300,959.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. FLAGSTAR BANK, NA, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, NA
5151 CORPORATE DRIVE
TROY, MI 48098

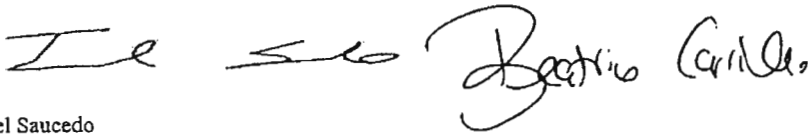


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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, MICHAEL KOLAK, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HOUSTON County Clerk and caused to be posted at the HOUSTON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING A 0.989 OF AN ACRE (43,079 SQUARE FEET) TRACT OF LAND LOCATED IN THE A. E. GOSSETT SURVEY, ABSTRACT 423, CITY OF CROCKETT, HOUSTON COUNTY, TEXAS, AND BEING COMPRISED OF LOT 21, BLOCK 3, SMITH ADDITION TO THE CITY OF CROCKETT, RECORDED IN VOLUME 21, PAGE 302 OF THE HOUSTON COUNTY DEED RECORDS (H.C.D.R) CONVEYED TO DEBORAH NELSON AS RECORDED IN FILE NUMBER 2000384 OF THE OFFICIAL PUBLIC RECORDS OF HOUSTON COUNTY (O.P.R.H.C.); SAID 0.989 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH THE BASIS OF BEARING BEING BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83, DERIVED FROM GPS OBSERVATIONS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE SOUTHEAST CORNER OF A CALLED 1.747 ACRE TRACT OF LAND CONVEYED TO MICHAEL DUNCAN AND WIFE, KAREN DUNCAN AS RECORDED IN FILE NUMBER 1204922 (O.P.R.H.C.), IN THE WEST LINE OF A CALLED 6.25 ACRE TRACT OF LAND CONVEYED TO GLENDA ALENE BEARD AS RECORDED IN FILE NUMBER 0900935 (O.P.R.H.C.), AND FOR THE NORTH CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 36° 23' 35" EAST, COINCIDENT WITH THE EAST LINE OF THE TRACT HEREIN DESCRIBED, 124.33 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "DMBEARD SVCS RPLS 6438" SET IN THE WEST LINE OF THE SAID CALLED 6.25 ACRE TRACT, FOR THE NORTH CORNER OF A CALLED 2.665 ACRE TRACT OF LAND CONVEYED TO JULIE C. ELLIOTT AS RECORDED IN FILE NUMBER 1504784 (O.P.R.H.C.), AND FOR THE EAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 54° 08' 20" WEST, COINCIDENT WITH THE SOUTH LINE OF THE TRACT HEREIN DESCRIBED, 341.02 FEET TO A POINT IN THE CURB OF GRACE STREET, FOR THE WEST CORNER OF THE SAID CALLED 2.665 ACRE TRACT, AND FOR THE SOUTH CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 54° 08' 20" EAST, 12.71 FEET;

THENCE NORTH 36° 02' 59" WEST, COINCIDENT WITH THE WEST LINE OF THE TRACT HEREIN DESCRIBED, 132.52 FEET TO A POINT IN THE CURB OF GRACE STREET, FOR THE SOUTH CORNER OF A TRACT OF LAND CONVEYED TO BILLIE MYERS AND SPOUSE, ROBERT MYERS AS RECORDED IN FILE NUMBER 1700994 (O.P.R.H.C.), AND FOR THE WEST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHICH A FOUND 3/8-INCH IRON ROD BEARS NORTH 56° 43' 43" EAST, 14.39 FEET;

THENCE NORTH 56° 43' 43" EAST, COINCIDENT WITH A NORTH LINE OF THE TRACT HEREIN DESCRIBED, 181.34 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP FOUND FOR THE EAST CORNER OF SAID MYERS TRACT, FOR THE SOUTH CORNER OF THE SAID CALLED 1.747 ACRE TRACT, AND FOR AN INTERNAL CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 54° 09' 33" EAST, COINCIDENT WITH A NORTH LINE OF THE TRACT HEREIN DESCRIBED, 159.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT CONTAINING 0.989 OF AN ACRE (43,079 SQUARE FEET) OF LAND.