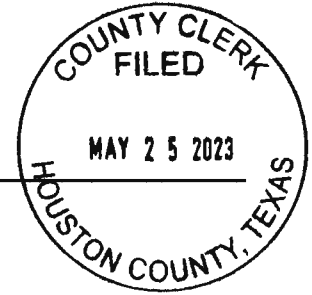


23TX453-0029
1400 PLANTATION DR, CROCKETT, TX 75835



NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

BEING 0.322 ACRES OF LAND SITUATED IN THE HENRY MASTERS SURVEY, ABSTRACT 53, HOUSTON COUNTY, TEXAS, LYING WITHIN THE CORPORATE LIMITS OF THE CITY OF CROCKETT, AND BEING ALL OF LOT TEN (10), PLANTATION ACRES, SECTION A, AS RECORDED IN VOLUME 1, PAGE 109 OF THE PLAT RECORDS OF HOUSTON COUNTY, TEXAS. SAME BEING LOCATED AT 1400 PLANTATION DRIVE, CROCKETT

Security Instrument:

Deed of Trust dated May 23, 2022 and recorded on May 25, 2022 as Instrument Number 20221827 in the real property records of HOUSTON County, Texas, which contains a power of sale.

Sale Information:

July 05, 2023, at 1:00 PM, or not later than three hours thereafter, at the eastside of the Houston County Courthouse, unless inclement weather, then the 1st floor lobby of the Houston County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by AMBER BARBOSA, ANGELINA S BARBOSA AND ANTONIO S BARBOSA secures the repayment of a Note dated May 23, 2022 in the amount of \$294,566.00. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, whose address is c/o Shellpoint Mortgage Servicing, P.O. Box 10826, Greenville, SC 29603, is the current mortgagee of the Deed of Trust and Note and Shellpoint Mortgage Servicing is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4786146

23TX453-0029
1400 PLANTATION DR, CROCKETT, TX 75835



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4786146

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, Michael Kolak, Harriett Fletcher, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Sharon St. Pierre, declare under penalty of perjury that on the 25th. day of May, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HOUSTON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Sharon St. Pierre, May 25, 2023