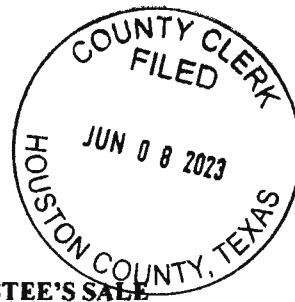


7397 County Road 2065, Crockett, TX 75835



23-005555

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: 07/05/2023
- Time: Between 1:00 PM – 4 :00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of Houston County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 4, 2007, and recorded in the real property records of Houston County, TX and is recorded under Clerk's Instrument No. 0703978 with Joseph W. Lashley and Deborah Lashley (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Coldwell Banker Mortgage mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Joseph W. Lashley and Deborah Lashley, securing the payment of the indebtedness in the original amount of \$71,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals, and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. 5.271 ACRES OUT OF AND A PART OF THE JOHN BEATY SURVEY, A-7, IN HOUSTON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE JOE EDDIE BLACKWELL CALLED 14.26 ACRES TRACT, DESCRIBED IN VOL. 620, PAGE 123 OF THE HOUSTON COUNTY DEED RECORDS, WHICH 5.271 ACRES MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A POINT IN THE CENTER OF COUNTY ROAD NO. 2065 (HALLS BLUFF ROAD), FOR THE NORTH WEST CORNER OF THIS TRACT AND THE NORTH EAST CORNER OF THE NOW OR FORMERLY H. KURTZ JR. CALLED 25.738 ACRE TRACT, RECORDED IN VOL. 1002/888 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, FOUND 1/2 INCH IRON ROD FOR REFERENCE CORNER S 2 DEGREES 56' 43" E 36.46 FEET;

THENCE ALONG WITH THE CENTER OF SAID COUNTY ROAD AS FOLLOWS: S 76 DEGREES 01' 55" E 50.91 FEET; S 83 DEGREES 53' 07" E 65.28 FEET; S 89 DEGREES 20' 44" E 40.41 FEET; N 85 DEGREES 21' 27" E 110.46 FEET; N 78 DEGREES 44' 33" E 136.37 FEET; N 72 DEGREES 23' 05" E 54.79 FEET; AND N 66 DEGREES 42' 02" E 27.01 FEET TO POINT FOR CORNER IN SAME, SAME BEING ON OR NEAR THE NORTH WEST BOUNDARY OF THE NOW OR FORMERLY JOE EDDIE BLACKWELL ET UX CALLED 124.96 ACRES TRACT, RECORDED IN DOC. NO. 2001/1909, FOUND 1/2 INCH IRON ROD FOR REFERENCE CORNER S 1 DEGREES 23' 06" W 31.23 FEET;



4787583

THENCE S 1 DEGREES 23' 06" W 521.76 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE S 82 DEGREES 33' 44" W 439.14 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER, SAME BEING IN THE WEST LINE OF THE SAID ORIGINAL JOE EDDIE BLACKWELL CALLED 14.26 ACRES TRACT, AND BEING IN THE EAST LINE OF THE SAID NOW OR FORMERLY H. KURTZ JR. CALLED 25.738 ACRES TRACT;

THENCE N 2 DEGREES 56' 43" W 536.04 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.271 ACRES OF LAND MORE OR LESS, OF WHICH 0.219 ACRE IS IN SAID COUNTY ROAD NO. 2065.


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 §5 1.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, TX 75019


7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Candace M. Sissac, Esq or Gabrielle A. Davis, Esq OR Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, Michael Kolak whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

6/5/2023
Executed on _____


James E. Albertelli, P.A.
Candace M. Sissac, Esq.
Gabrielle A. Davis, Esq.
2201 W. Royal Ln, Suite 200
Irving, TX 75063

June 08, 2023
Executed on _____


SUBSTITUTE TRUSTEE
Agency Sales & Posting
Sharon St. Pierre, Ronnie Hubbard, Allan Johnston,
Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen
Adkins, Evan Press, Michael Kolak
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Sheryl LaMont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on June 08, 2023 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: Sheryl LaMont
Date: June 08, 2023