

NATIONSTAR MORTGAGE LLC (CXE)  
ARMSTRONG, JAMES  
2254 FM 2663, CROCKETT, TX 75835

VA 626261301403  
Firm File Number: 23-040028



**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 22, 2016, JAMES C. ARMSTRONG AND SHELLY ARMSTRONG, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CHUCK OWENS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR IFREEDOM DIRECT CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of HOUSTON COUNTY, TX and is recorded under Clerk's File/Instrument Number 1604342, to which reference is herein made for all purposes.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Wednesday, July 5, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in HOUSTON COUNTY, TX 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Houston, State of Texas:

50.279 ACRES OUT OF AND A PART OF THE JOHN I. GOOLSBY SURVEY, A-456, IN HOUSTON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A CALLED 80.0 ACRES TRACT, DESCRIBED IN A WARRANT DEED TO JOSEPH F. KREMENIC, CHRISTOPHER J. KREMENIC, AND THOMAS MICHAEL KREMENIC, RECORDED IN VOL. 973, PAGE 112, OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, AND ALSO A DEED FROM JOSEPH F. KREMENIC, RECORDED IN DOC. 045638 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS, WHICH 50.279 ACRES MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A 3/4 INCH IRON ROD FOUND FOR THE SOUTH WEST CORNER OF THIS TRACT, AND BEING THE SOUTH WEST CORNER OF THE SAID ORIGINAL CALLED 80 ACRES TRACT, AND BEING IN A NORTH LINE OF THE NOW OR FORMERLY J.O. RANCH PARTNERS LLC RANCH RECORDED IN DOC. NO. 065443 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, AND BEING A SOUTH EAST CORNER OF THE NOW OR FORMERLY REBEKAH BEAR RIEMENSCHNEIDER CALLED 163.46 ACRES TRACT;

THENCE N 3 DEG. 57 MIN. 80 SEC. W, 1502.77 FEET AND N 4 DEG. 16 MIN. 30 SEC. W, 1776.83 FEET TO CORNER IN F.M. HWY. NO. 2663, FOR CORNER, SAME BEING THE NORTH EAST CORNER OF THE SAID 163.46 ACRES TRACT, AND BEING IN THE SOUTH LINE OF THE NOW OR FORMERLY DELORES G. VIONIS LIVING TRUST CALLED 45.80 ACRES TRACT, RECORDED IN DOC. NO. 062208 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, SET 1/2 INCH IRON ROD FOR REFERENCE COMER S 04 DEG. 16 MIN. 30 SEC. E, 35.0 FEET;

THENCE N 89 DEG. 17 MIN. 44 SEC. E, 772.69 FEET TO CORNER IN SAID F.M. HWY. NO. 2663, AND BEING IN THE SOUTH LINE OF THE SAID CALLED 45.80 ACRES TRACT, AND BEING IN THE NORTH LINE OF THE SAID ORIGINAL CALLED 80 ACRES TRACT, SAME BEING THE NORTH WEST CORNER OF A 25.140 ACRES TRACT, SET 1/2 INCH IRON ROD FOR REFERENCE CORNER S 0 DEG. 33 MIN. 25 SEC. E, 71.98 FEET;

THENCE S 0 DEG. 33 MIN. 25 SEC. E, 3278.87 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE SOUTH LINE OF THE SAID ORIGINAL CALLED 80 ACRES TRACT, AND BEING THE SOUTH WEST CORNER OF THE SAID 25.140 ACRES TRACT, AND ALSO BEING IN A NORTH LINE OF THE SAID NOW OR FORMERLY J.O. RANCH PARTNERS LLC RANCH;

THENCE S 89 DEG. 03 MIN. 20 SEC. W, 279.64 FEET TO A 4" X 4" CONCRETE MONUMENT FOUND FOR CORNER;

THENCE N 89 DEG. 27 MIN. 47 SEC. W, 288.72 FEET TO THE PLACE OF BEGINNING AND CONTAINING 50.279 ACRES OF LAND MORE OR LESS.

Property Address: 2254 FM 2663  
CROCKETT, TX 75835

Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Mortgagee: WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY,  
N.A.  
8950 CYPRESS WATERS BLVD  
COPPELL, TX 75019

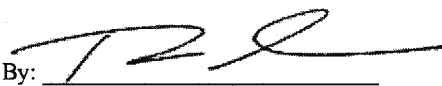
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**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**

SUBSTITUTE TRUSTEE

Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre  
750 TX-121 #100 *Sharon St. Pierre 5.18.2023*  
Lewisville, TX 75067

WITNESS MY HAND this day May 16, 2023.

By:   
H. Gray Burks IV  
Texas Bar # 03418320  
**Ronny George**  
Texas Bar # 24123104  
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Attorneys for Wintrust Mortgage, a division of Barrington  
Bank & Trust Company, N.A.

**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 military service to the sender of this notice immediately.**