



Notice of Substitute Trustee Sale

T.S. #: 23-9815

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 2/6/2024
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Houston County Courthouse in Crockett, Texas, at the following location: 401 East Houston Avenue, Crockett, Tx 75835 - or in the area designated by the commissioners court. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

BEING 4.513 ACRES OF LAND situated in the Edward Albright Survey, Abstract 100, Houston County, Texas, (said survey lying within the original Jose Miguel Musquiz Survey, Abstract 61), and being all of that certain called 5.0 acre tract conveyed to Clyn M. Cook, et al as recorded in Instrument No. 1103293 of the Official Public Records of Houston County, Texas. Said 4.513 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at a 6" wood fence corner post in the south line of Farm to Market Highway No. 1280 for the northwest corner of said called 5.0 acre tract and the northeast corner of that certain called 1.00 acre tract conveyed to James K. Kyle, Jr., et ux as recorded in Instrument No. 051909 of the Official Public Records of Houston County, Texas;

THENCE South 74°36'03" East with the north line of said called 5.0 acre tract, the south line of said Farm to Market Highway No. 1280, and generally with a fence a distance of 457.03 feet to a point in County Road No. 3170 for the northeast corner of said called 5.0 acre tract, from which a 1/2" iron rod with cap (RPLS 5748) set for reference bears N 74°36'03" W - 10.00';

THENCE South 14°41'12" West with the west line of said called 5.0 acre tract and with said County Road No. 3170 a distance of 445.37 feet to a point in same for the southeast corner of said called 5.0 acre tract and the most easterly northeast corner of the residue of that certain called 25.000 acre tract conveyed to Roger W. Morgan, et ux as recorded in Instrument No. 012379 of the Official Public Records of Houston County, Texas, from which a 1/2" iron rod found for reference at a fence corner bears N 70°34'42" W - 5.84';

THENCE North 70°34'42" West with the south line of said called 5.0 acre tract, the most easterly north line of the residue of said called 25.000 acre tract, and generally with a fence a distance of 460.97 feet to a 1/2" iron rod found (beat) at a fence corner for the southwest corner of said called 5.0 acre tract and the most easterly northwest corner of the residue of said called 25.000 acre tract, same being an angle break in the east line of that certain called 5.00 acre tract conveyed to James K. Kyle, Jr., et ux as recorded in Instrument No. 1700717 of the Official Public Records of Houston County, Texas;

THENCE North 15°09'06" East with the west line of said called 5.0 acre Cook tract, the east line of said called 5.00 acre Kyle tract, and generally with a fence a distance of 193.37 feet to a 1/2" iron rod with cap (RPLS 1645) found for the northeast corner of said called 5.00 acre Kyle tract and the southeast corner of said called 1.00 acre tract;

THENCE North 14°54'18" East continuing with the west line of said called 5.0 acre Cook tract, the east line of said called 1.00 acre tract, and generally with a fence a distance of 219.64 feet back to the PLACE OF BEGINNING and containing 4.513 ACRES OF LAND.

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The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Barclays Bank PLC
c/o Fay Servicing, LLC
1601 LBJ Freeway, Suite 150
Farmers Branch, TX 75234
1 (800) 495-7166

Dated: December 28, 2023

Auction.com, Sharon St. Pierre, Sheryl LaMont, Robert LaMont, Reid Ruple,
Kathleen Adkins, Evan Press, David Sims, Harriett Fletcher, Rick Snoke, Prestige
Default Services, LLC

Sharon St. Pierre

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department