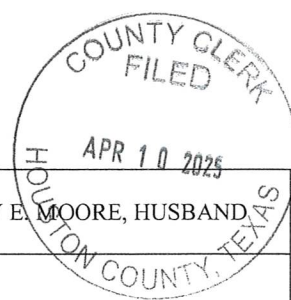


NOTICE OF SUBSTITUTE TRUSTEE SALE



Deed of Trust Date: 10/4/1996	Grantor(s)/Mortgagor(s): GENERAL MOORE JR. AND JUDY E. MOORE, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: NATIONS Banc MORTGAGE CORPORATION	Current Beneficiary/Mortgagee: BANK OF AMERICA, N.A.
Recorded in: Volume: 1063 Page: 813 Instrument No: 0003412	Property County: HOUSTON
Mortgage Servicer: NewRez LLC, d/b/a Shellpoint Mortgage Servicing is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 75 Beattie Place, SUITE 300, GREENVILLE, SC 29601
Date of Sale: 6/3/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: At the eastside of the Houston County Courthouse, unless inclement weather, then the 1st floor lobby of the Houston County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Mollie McCoslin, Christine Wheelless, Phillip Hawkins, Kevin Key and Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 4/9/2025

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for NewRez LLC, d/b/a Shellpoint Mortgage Servicing

Dated: April 10, 2025

Printed Name:

Sharon St. Pierre

Substitute Trustee
c/o ServiceLink Auction
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-22-94970-POS
Loan Type: VA

Exhibit A

0.28 acres of land, being a part of and out of the Andrew E. Gossett Survey, Abstract - 423, in Houston County, Texas, being a part of and out of that certain tract of land described in a deed from G. H. Parker, and wife, Margaret H. Parker to Wirt Lawson dated December 6, 1928, (recorded in Volume 128, Page 230 of the Houston County Deed Records), and being the same land called 0.282 acres described in a deed from Wirt Lawson, Jr to Jay H. Cook (recorded in Volume 867, Page 357 of the Houston County Deed Records); which 0.28 acres is more particularly described by metes and bounds as follows:

BEGINNING on a "X" mark (Found) chiseled in a Concrete Sidewalk for the east corner of this tract and in the northwest margin of East Houston Avenue (also known as Highway 21);

THENCE South 52 degrees 24 minutes 45 seconds West, 110.92 feet along the southeast line of this tract and the northwest margin of East Houston Avenue to a 1/2 inch Iron Rod (Set) for the south corner of this tract and the east corner of a called 0.427 acres tract (recorded in Volume 967, Page 140 of the Houston County Deed Records);

THENCE North 18 degrees 08 minutes 54 seconds West, 141.75 feet along the southwest line of this lot and the northeast line of the called 0.427 acres tract to a 1/2 Iron Rod (Set), near a fence, for the west corner of this lot and the north corner of the called 0.427 acres tract;

THENCE North 61 degrees 58 minutes 52 seconds East, 74.05 feet along the northwest line of this lot and along a fence line to a 4x4 Fence Corner Post (Found), for the north corner of this tract and the west corner of the residue of a called 0.55 acres tract (recorded in Volume 128, Page 230 of the Houston County Deed Records);

THENCE South 33 degrees 34 minutes 17 seconds East, 32.03 feet along an interior line of this tract, near a fence, and the most northwesterly southwest line of the residue of the called 0.55 acres tract to a 4x4 Fence Corner Post (Found), for an interior corner of this tract and an ell corner of the residue of the called 0.55 acres tract;

THENCE North 59 degrees 48 minutes 26 seconds East, 7.85 feet along said fence, along an interior line of this tract, and an interior line of the residue of the called 0.55 acres tract to a 4x4 Fence Corner Post (Found), for an ell corner of this tract and an interior corner of the called residue of the called 0.55 acres tract;

THENCE South 28 degrees 04 minutes 30 seconds East, 89.631 feet along the most southerly northeast line of this tract, along a fence, and the most southerly southwest line of the residue of the called 0.55 acres tract to the POINT AND PLACE OF BEGINNING containing 0.28 acres of land.