

23072

DEC 11 2023

At 8:00 O'CLOCK A M.
 CARLA KERN
 County Clerk, Mitchell County, Texas
 By _____ Deputy
 00000009553355

4829 FM 2836
 COLORADO CITY, TX 79512

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: January 02, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: 1ST FLOOR LOBBY AT EAST DOORS, MITCHELL COUNTY COURTHOUSE (IF COURTHOUSE IS CLOSED, SALE ON FRONT STEPS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 24, 2021 and recorded in Document INSTRUMENT NO. 211384 real property records of MITCHELL County, Texas, with TERRY JEFF WEBB AND SHARLETT WEBB, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TERRY JEFF WEBB AND SHARLETT WEBB, securing the payment of the indebtednesses in the original principal amount of \$68,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

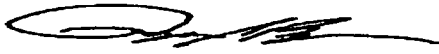
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING
 75 BEATTIE PLACE
 SUITE 300
 GREENVILLE, SC 29601



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JAMIE OSBORNE, JONATHAN SCHENDEL, RAMIRO CUEVAS, CHARLES GREENK PATRICK ZWIERS OR AUCTION.COM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.

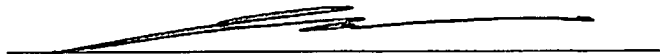


Ryan Bourgeois


Terry Browder

Certificate of Posting

My name is Terry Browder, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12-11-2023 I filed at the office of the MITCHELL County Clerk and caused to be posted at the MITCHELL County courthouse this notice of sale.



Declarants Name: Terry Browder

Date: 12-11-2023



DESCRIPTION OF A 2.903 ACRE TRACT OF LAND IN SECTION 69, BLOCK 27, T.& P. RR. COMPANY SURVEY, ABSTRACT NO. 510, MITCHELL COUNTY, TEXAS AND BEING A PART OF THAT LAND DESCRIBED IN PARTITION DEED RECORDED IN VOLUME 652, PAGE 247 AND BY DEED TO TERRY WEBB RECORDED IN VOLUME 864, PAGE 1057, OFFICIAL PUBLIC RECORDS OF MITCHELL COUNTY, TEXAS, SAID 2.903 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF F.M. HIGHWAY NO. 2836 FOR THE EAST-NORTHEAST CORNER OF THIS TRACT, FROM WHICH POINT A 3/8" IRON ROD FOUND BEARS N 28°05'12"E A DISTANCE OF 0.19 FEET AND FROM SAID 1/2" IRON ROD FOUND A CONCRETE HIGHWAY RIGHT-OF-WAY MARKER FOUND BEARS S 60°42'17" E A DISTANCE OF 130.75 FEET;

THENCE S 40°02'59" W ALONG THE EAST LINE OF THIS TRACT AND BEING A WEST LINE OF THAT LAND CONVEYED TO VICTOR E. ADOUE BY DEED RECORDED IN VOLUME 755, PAGE 65, OFFICIAL PUBLIC RECORDS OF MITCHELL COUNTY, TEXAS FOR A DISTANCE OF 436.44 FEET TO A 1/2" IRON ROD/CAP MARKED "STEWART SURVEYING" SET IN PLACE OF A DISTURBED 1/2" IRON ROD FOUND FOR THE SOUTH CORNER OF THIS TRACT;

THENCE N 20°38'09" W ALONG THE WEST LINE OF THIS TRACT AND BEING A NORTHEASTERLY LINE OF A TRACT OF LAND CONVEYED TO TANNER J. COX BY DEED RECORDED IN VOLUME 783, PAGE 950, OFFICIAL PUBLIC RECORDS OF MITCHELL COUNTY, TEXAS, FOR A DISTANCE OF 664.58 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID F.M. HIGHWAY NO. 2836 FOR THE NORTH-NORTHWEST CORNER OF THIS TRACT;

THENCE S 60°47'59" E ALONG THE NORTH LINE OF THIS TRACT AND SOUTH LINE OF SAID F.M. HIGHWAY NO. 2836 FOR A DISTANCE OF 590.02 FEET TO THE PLACE OF BEGINNING.