

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES

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 OF SUBSTITUTE TRUSTEE'S SALE at 9:18 o'clock AM FILED FOR RECORD

DATE: December 13, 2024

NOTE: Note described as follows:

Date: October 11, 2022
Maker: Jesse Steffens, Tamra Steffens
Payee: Newrez LLC d/b/a/ Shellpoint Mortgage Servicing successor to original lender
Original Principal Amount: \$274,000.00

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Steffens*

DEED OF TRUST: Deed of Trust described as follows:

Date: October 11, 2022
Grantor: Jesse Steffens, Tamra Steffens
Trustee: Ruth W. Garner
Beneficiary: Newrez LLC d/b/a/ Shellpoint Mortgage Servicing successor to original lender
Recorded: INSTRUMENT NO. 2022-24071 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS.

LENDER: NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING

BORROWERS: JESSE STEFFENS

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HUNT COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST

AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, *SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.*

SUBSTITUTE TRUSTEE: RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, RANDY DANIEL, CINDY DANIEL, LIZ HACH, CHERYL HARRIS, JIM O'BRYANT, ROBERT LAMONT, KELLY GODDARD, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, Eighth Floor
Dallas, Texas 75219

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

FEBRUARY 4, 2025 the first Tuesday of the month, to commence at 1:00 P.M. or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In Hunt County, Texas, at THE HUNT COUNTY COURTHOUSE, 2507 LEE STREET, GREENVILLE, TX 75401, THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

RECITALS

Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law due to a default in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with the Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder

for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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-DUTY MILITARY SERVICE TO PETITIONER OR PETITIONER'S ATTORNEY IMMEDIATELY.

APPOINTMENT OF SUBSTITUTE TRUSTEE

DEED OF TRUST: Deed of Trust described as follows:

Date: October 11, 2022
Grantor: Jesse Steffens, Tamra Steffens
Trustee: Ruth W. Garner
Beneficiary: Newrez LLC d/b/a/ Shellpoint Mortgage Servicing successor to original lender
Recorded: INSTRUMENT NO. 2022-24071 WHICH WAS RECORDED IN THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS.

PROPERTY: The property described as follows:

THE PROPERTY LOCATED IN HUNT COUNTY, TEXAS, INCLUDING PERSONAL PROPERTY, IF ANY, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, RANDY DANIEL, CINDY DANIEL, LIZ HACH, CHERYL HARRIS, JIM O'BRYANT, ROBERT LAMONT, KELLY GODDARD, DAVID GARVIN

Substitute Trustee's Mailing Address:

c/o SettlePou
3333 Lee Parkway, 8th Floor
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of December 13, 2024, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

Appointment of Substitute Trustees:

By: 

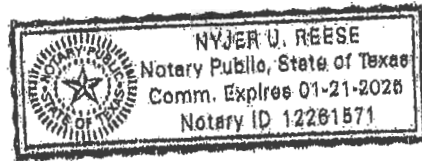
Name: William Jennings, Attorney for
Newrez LLC d/b/a/ Shellpoint Mortgage
Servicing

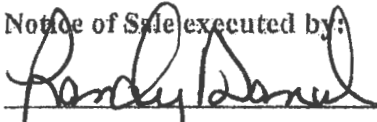
THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared William Jennings, and after being by me duly sworn, stated that they executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on December 13, 2024.


Notary Public, State of Texas



Notice of Sale executed by:


Name: Randy Daniel

Substitute Trustee

EXHIBIT A

All that certain lot, tract or parcel of land lying and situated in Hunt County, Texas, part of the Reubin Barker Survey, Abstract 103, being a part of Lot 13 Park Forest Addition, a subdivision in Hunt County, Texas, according to the plat recorded in Volume 400, Page 288 of the Plat Records of Hunt County, Texas, and being known as that tract of land described in a Deed from Robert M. Sather, et ux, to Bob O. Weeks, et ux, as recorded in Volume 675, Page 55 of the Deed Records of Hunt County, Texas (hereinafter called Subject Tract), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for a corner lying in the South line of Post Oak Trail, the Northeast corner of the said Lot 13, the Northeast corner of the said Subject Tract and the Northwest corner of Lot 14 of the said Park Forest Addition;

THENCE S. 02 deg. 55 min. 42 sec. E. a distance of 149.47 feet along the East line of the said Lot 13 the East line of the said Subject Tract and the West line of the said Lot 14 to a 1/2" iron rod set for a corner lying in the North line of Edgewood Drive, the Southeast corner of the said Lot 13, the Southeast corner of the said Subject Tract and the Southwest corner of the said Lot 14;

THENCE S. 89 deg. 15 min. 55 sec. W. a distance of 155.00 feet along the North line of the said Edgewood Drive, the South line of the said Lot 13 and the South line of the said Subject Tract to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." found for a corner, the Southwest corner of the said Subject Tract and the Southeast corner of that certain tract of land described in the deed from Leigh Anne Tillery Brown to Amy Elizabeth Tillery, as recorded in Document Number 2011-133 of the Real Records of Hunt County, Texas;

THENCE N. 12 deg. 47 min. 09 sec. E. a distance of 86.16 feet along the West line of the said Subject Tract and the East line of the said Tillery Tract to a 1/2" iron rod with Plastic cap stamper "STOVALL & ASSOC." found for a corner at an angle point lying in the West line of the said Lot 13, the North corner of the said Tillery tract, being the Southeast corner of Lot 12 of the said Park Forest Addition and the Northeast corner of Lot 11 of the said Park Forest Addition;

THENCE N. 42 deg. 49 min. 58 sec E. a distance of 100.00 feet along the West line of the said Lot 13, the West line of the said Subject Tract and the East line of the said Lot 12 to a 12" iron rod found for a corner lying in the said Post Oak Trail, the Northwest corner of the said Lot 13, the Northwest corner of the said Subject Tract and the Northeast corner of the said Lot 12;

THENCE S. 49 deg. 27min. 50 sec. E. a distance of 10.00 feet along the South line of the said Post Oak Trail, the North line of the said Lot 13 and the North line of the said Subject Tract to a 12" iron rod set for a corner at an angle point;

THENCE N. 89 deg. 33 min. 37 sec. E. a distance of 52.70 feet long the South line of the said Post Oak Trail, the North line of the said Lot 13 and the North line of the said Subject Tract to the POINT OF BEGINNING and Containing 0.426 acres of land.