

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of September, 2024
Time: 1:00PM or not later than three hours after that time
Place: AT NORTH STEPS OF THE SCURRY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 1806 25th Street , Snyder, TX 779549 in Scurry County, Texas, or at the area most recently designated by the Scurry County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: June 30, 2021
Grantor(s): KATHERINE DARLENE BAKER, AN UNMARRIED WOMAN AND SCOTT AUSTIN ROBERSON, AN UNMARRIED MAN
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for InterLinc Mortgage Services. LLC, its successors and assigns
Original Principal: \$188,423.00
Recording Information: Deed Inst.# 20212545, Deed Book 1006, Deed Page 695
Current Mortgagee/Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Secures: The Promissory Note (the "Note") in the original principal amount of \$188,423.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Scurry
Property Description: (See Attached Exhibit "A")
Property Address: 4107 Kerrville Ave, Snyder, TX 79549
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Terry Browder, Laura Browder or Jamie Osborne

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER



Certificate of Posting

I am Terry Browder whose address is 897 Elmwood Dr Abilene TX. I declare
under penalty perjury that 07-25-24 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Scurry

County Clerk and caused it to be posted at the location directed by the Scurry County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Being Lot Number Twenty-four (24), in Block Number Eleven (11), PARK PLACE ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears in Cabinet A, Slide 89, Plat Records of Scurry County, Texas, described as follows: BEGINNING at the SE corner of Lot 23, Block 11, Park Place Addition, as per plat of record, for the NE corner of this lot, an iron rod for corner; THENCE S 12° 38' E with the East line of said Lot 24 for 84 feet to an iron rod, for the SE corner of this lot and the NE corner of Lot 25; THENCE S 77° 23' 23" W for 120 feet to an iron rod for the SW corner of this lot and being the NW corner of Lot 25; THENCE N 12° 38' W for 79.94 feet to an iron rod in conc. around fence corner post, for the NW corner of this lot, for the SW corner of Lot 23; THENCE N 75° 27' 07" E for 120.07 feet to the place of beginning.