

25-024 FC

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2025 AUG -1 PM12: 59

JENNIFER L. FOUNTAIN
COUNTY CLERK

BY  DEPUTY

00000010501393

1210 COUNTY ROAD 3000
JOAQUIN, TX 75954

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: September 02, 2025

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

Place: LOCATION DESIGNATED BY THE COMMISSIONER'S COURT DATED AUGUST 14, 2000, BOOK 893, PAGE 644 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 February 26, 2014 and recorded in Document INSTRUMENT NO. 2014000858; AS AFFECTED BY LOAN MODIFICATION AGREEMENT INSTRUMENT NO. 2014001796 real property records of SHELBY County, Texas, with NATHAN LYNCH AND WIFE ELIZABETH LYNCH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by NATHAN LYNCH AND WIFE ELIZABETH LYNCH, securing the payment of the indebtednesses in the original principal amount of \$132,668.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. COUNTRYPLACE MORTGAGE, LTD 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. COUNTRYPLACE MORTGAGE, LTD, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COUNTRYPLACE MORTGAGE, LTD
5100 TENNYSON PARKWAY
SUITE 200
PLANO, TX 75024



1210 COUNTY ROAD 3000
JOAQUIN, TX 75954

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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 BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY 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.

Il sb

Israel Saucedo

Certificate of Posting

My name is Yasmir Diaz, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8/1/25 I filed at the office of the SHELBY County Clerk and caused to be posted at the SHELBY County courthouse this notice of sale.

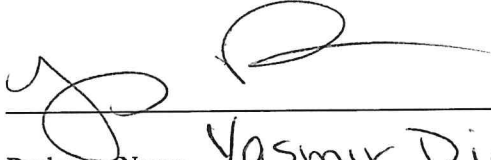

Declarant's Name: Yasmir Diaz
Date: 8/1/25

EXHIBIT "A"

BEING 2 ACRES OF LAND, MORE OR LESS, A PART OF THE JOHN SMITH SURVEY, A-637, SHELBY COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN DEED FROM LENORA BATTS WALTON, TO NATHAN LYNCH AND WIFE, ELIZABETH LYNCH, DATED FEBRUARY 12, 2014, RECORDED UNDER CLERK FILE NO. 2014000518, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS; AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO -WIT:

BEGINNING AT A POINT FOR CORNER IN THE CENTERLINE OF COUNTY ROAD 3000, BEING IN THE WEST BOUNDARY LINE OF THE CALLED 60 ACRE WALTON TRACT, FROM WHICH THE INTERSECTION OF COUNTY ROAD 3000 AND THE INTERSECTION OF COUNTY ROAD 3173 BEARS N 04° 13' 35" E A DISTANCE OF 835.06 FEET AND A 3/8" IRON ROD FOUND FOR A REFERENCE TO THE SOUTHWEST CORNER OF THE CALLED 24.63 ACRE TRACT CONVEYED TO GORDON MARTIN AND RECORDED IN VOLUME 813 PAGE 678 OF THE OFFICIAL PUBLIC RECORDS OF SHELBY COUNTY, TEXAS BEARS N 85° 41' 27" W A DISTANCE OF 1152.77 FEET;

THENCE S 89° 56' 57" E ACROSS THE CALLED 60 ACRE WALTON TRACT, AT 18.96 FEET PASS A 5/8" IRON ROD SET FOR REFERENCE WITH CAP STAMPED "FSE ENGINEERING CENTER, TX" AND CONTINUING ON FOR A TOTAL DISTANCE OF 300.50 FEET TO A 5/8" IRON ROD SET FOR CORNER WITH CAP STAMPED "FSE ENGINEERING CENTER, TX";

THENCE S 08° 37' 09" W ACROSS THE CALLED 60 ACRE WALTON TRACT, A DISTANCE OF 294.60 FEET TO A 5/8" IRON ROD SET FOR CORNER WITH CAP STAMPED "FSE ENGINEERING CENTER, TX", FROM WHICH A X-TIE FENCE CORNER POST BEARS S 23° 20' 09" W A DISTANCE OF 954.15 FEET;

THENCE N 89° 56' 57" W ACROSS THE CALLED 60 ACRE WALTON TRACT, AT 274.70 FEET PASS A 5/8" IRON ROD SET FOR REFERENCE WITH CAP STAMPED "FSE ENGINEERING CENTER, TX" AND CONTINUING ON FOR A TOTAL DISTANCE OF 299.72 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF COUNTY ROAD 3000;

THENCE N 09° 56' 36" E WITH THE CENTERLINE OF COUNTY ROAD 3000, A DISTANCE OF 54.75 FEET TO A POINT FOR CORNER;

THENCE N 08° 21' 06" E WITH THE CENTERLINE OF COUNTY ROAD 3000, A DISTANCE OF 213.81 FEET TO A POINT FOR CORNER,

THENCE N 06° 20' 25" E WITH THE CENTERLINE OF COUNTY ROAD 3000, A DISTANCE OF 25.96 FEET TO THE POINT OF BEGINNING AND BEING 2.000 ACRES MORE OR LESS.