

24-004FC

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.

FILED FOR RECORD
SHELBY COUNTY TEXAS
2024 MAR 11 PM 1:02

JENNIFER L. FOUNTAIN
COUNTY CLERK

NOTICE OF SALE

BY _____ DEPUTY

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated February 26, 2014, executed by by **NATHAN LYNCH AND WIFE, ELIZABETH LYNCH** ("Borrower") to Michael L. Riddle ("Trustee"), and recorded as Instrument No. 2014000858, Official Public Records of Shelby County, Texas, and modified by that certain Loan Modification Agreement dated April 28, 2014, filed for record under Instrument No. 2014001796, Official Public Records of Shelby County, Texas; and assigned to **COUNTRYPLACE MORTGAGE, LTD**, by that certain Assignment of Deed of Trust dated February 21, 2024, filed for record under Instrument No. 2024000718, Official Public Records of Shelby County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, or Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Michael Kolak, Aurora Campos, Auction.com, whose business address is 1 Mauchly, Irvine, CA 92618, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, May 7, 2024**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Shelby County Courthouse at the place designated by the Commissioner's Court for such sales in Shelby County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property.

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.

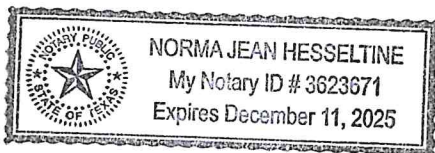
EXECUTED this 6 day of March, 2024.

← Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
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THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 6 day of March, 2024, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

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 80 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 24.83 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 80 acre Walton tract, at 18.86 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 300.60 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 80 acre Walton tract, a distance of 294.80 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' 06" W a distance of 954.15 feet;

THENCE N 89° 56' 57" W across the called 80 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 298.72 feet to a Point for corner in the centerline of County Road 3000;

THENCE N 09° 58' 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' 26" 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.