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TYLER

EXHIBIT "A"

FIELDNOTES TO A 4.094 ACRE TRACT OF LAND AS SITUATED IN THE SUSAN HOLLAND SURVEY, A-384, TYLER COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT SAME CALLED 33.05 ACRES, MORE OR LESS, AS CONVEYED TO CHARLES KERVIN AND CAROL KERVIN BY DEED AS RECORDED IN VOLUME 1028, PAGE 963 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. SAID 4.094 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF THE SUSAN HOLLAND SURVEY AND THE NORTH LINE OF THE E.T.R.R. SURVEY, A-236, FOR THE SOUTHWEST CORNER OF THE KERVIN 33.05 ACRES AND OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THE DONALD GUIDRY, JR. 33.011 ACRE TRACT RECORDED IN VOLUME 1160, PAGE 619 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 00°47'24"W, WITH THE EAST LINE OF THE GUIDRY 33.011 ACRES AND THE WEST LINE OF THE KERVIN 33.05 ACRE TRACT, AT 56.00 FT. PASS THE CENTER OF COUNTY ROAD 1875 AND AT 85.00 FT. PASS A 1/2" IRON ROD FOUND FOR REFERENCE CORNER, IN ALL A TOTAL DISTANCE OF 763.06 FT. TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 89°12'36"E 233.31 FT. TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 00°47'24"E, AT 685.47 PASS A 1/2" IRON ROD SET FOR REFERENCE CORNER AND AT 710.00 FT, PASS THE CENTER OF SAID COUNTY ROAD 1875, IN ALL A TOTAL DISTANCE OF 765.47 FT. TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT LOCATED ON THE SOUTH LINE OF THE KERVIN 33.05 ACRES AND SOUTH LINE OF THE SUSAN HOLLAND SURVEY AND THE NORTH LINE OF THE PREVIOUSLY MENTIONED E.T.R.R. SURVEY;

THENCE S 89°48'05"W 233.33 FT., WITH THE COMMON LINE BETWEEN THE SUSAN HOLLAND SURVEY AND THE E.T.R.R. SURVEY AND THE SOUTH LINE OF THE KERVIN 33.05 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 4.094 ACRES OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON AND/OR ROTATED TO THE EAST LINE OF THE DONALD GUIDRY, JR. 33.011 ACRE TRACT. (N 00°47'24" W)

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 TOMMY JACKSON, KEATA SMITH AND STEPHANIE HERNANDEZ, KEVIN MCCARTHY OR BEATRICE CARRILLO 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.



Israel Saucedo

Certificate of Posting

My name is Keata Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6-12-25 I filed at the office of the TYLER County Clerk and caused to be posted at the TYLER County courthouse this notice of sale.

Keata Smith

Declarants Name: Keata Smith

Date: 6-12-25

NO. _____ TIME 2:15pm

JUN 12 2025

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By [Signature] 00000010492551

34 COUNTY ROAD 1875
WARREN, TX 77664

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: August 05, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: NORTH ENTRANCE OF THE COURTHOUSE UNDER THE STAIRS 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 August 15, 2023 and recorded in Document VOLUME 1340, PAGE 346 real property records of TYLER County, Texas, with JESSICA LEEANN WEST AND CLAY WEST, A MARRIED COUPLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JESSICA LEEANN WEST AND CLAY WEST, A MARRIED COUPLE, securing the payment of the indebtednesses in the original principal amount of \$240,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS DELAWARE TRUSTEE FOR GS MORTGAGE-BACKED SECURITIES TRUST 2024-NQM1 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
601 OFFICE CENTER DRIVE
SUITE 100
FORT WASHINGTON, PA 19034

