

290 SPEIRS ROAD
ZAVALLA, TX 75980

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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: November 04, 2025

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

Place: ANGELINA COUNTY COMMISSIONERS COURTROOM & ANNEX AT 211 EAST SHEPHERD AVENUE, LUFKIN, TX 75901 & THE FRONT STEPS OF THE ENTRANCE TO SAID COURT AND ANNEX IF THE COMMISSIONER'S COURT AND ANNEX IS CLOSED 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 May 01, 2004 and recorded in Document VOLUME 1977, PAGE 14 real property records of ANGELINA County, Texas, with OLIVER E ROBINSON, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by OLIVER E ROBINSON, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$54,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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

FILED
AT 2:04 O'CLOCK P.M.

SEP 16 2025

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

By SA



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 SHERYL LAMONT, HARRIETT FLETCHER, ALLAN JOHNSTON, OR SHARON ST. PIERRE 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

BEING OUT OF ABSTRACT 50, L.S. WALTERS SURVEY, ANGELINA COUNTY, TEXAS, AND BEING A PART OF THE TRACT CONVEYED TO L.V. MARSHALL BY OTIS SPIER BY DEED DATED OCTOBER 9, 1937, RECORDED IN VOLUME 93, PAGE 408, DEED RECORDS, ANGELINA COUNTY, TEXAS, AND BEING A TRACT AS DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST EDGE OF A ROAD AT A POINT NORTH 31 DEGREES 53 MINUTES EAST 852.5 FEET AND NORTH 58 DEGREES 07 MINUTES WEST, 270.0 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT, AN IRON STAKE FOR CORNER;

THENCE NORTH 58 DEGREES 07 MINUTES WEST, 136.8 FEET TO AN IRON STAKE FOR CORNER IN THE EAST EDGE OF ANOTHER ROAD;

THENCE SOUTH 22 DEGREES 18 MINUTES WEST, 70.8 FEET WITH THE EDGE OF SAID ROAD TO AN IRON STAKE FOR CORNER;

THENCE SOUTH 58 DEGREES 07 MINUTES EAST, 125.0 FEET TO AN IRON STAKE FOR CORNER IN THE WEST EDGE OF THE FIRST ROAD MENTIONED ABOVE;

THENCE NORTH 31 DEGREES 53 MINUTES EAST, 70.0 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.21 ACRES OF LAND, MORE OR LESS.