

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CHAMBERS County

Deed of Trust Dated: September 14, 2021

Amount: \$265,109.00

Grantor(s): EDWARD DALE FITZWATER and SHELIA FITZWATER

Original Mortgagee: CROSSCOUNTRY MORTGAGE, LLC, A LIMITED LIABILITY COMPANY

Current Mortgagee: CROSSCOUNTRY MORTGAGE, LLC.

Mortgagee Address: CROSSCOUNTRY MORTGAGE, LLC., 6850 MILLER ROAD, BRECKSVILLE, OH 44141

Recording Information: Document No. 2021-172714

Legal Description: LOT FORTY-SEVEN (47), OF COUNTRY MEADOWS, SECTION SIX (6), A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 'B', PAGE 233, OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

Date of Sale: November 7, 2023 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the CHAMBERS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

KATHLEEN ADKINS OR TOMMY JACKSON, KEATA SMITH, RON HARMON, REID RUPLE, EVAN PRESS, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, CARY CORENBLUM, JOSHUA SANDERS, KRISTOPHER HOLUB, AMY OIAN, MATTHEW HANSEN, JAMI GRADY, JAMI HUTTON, ALEENA LITTON, DANA DENNEN, CINDY DENNEN, STEPHANIE HERNANDEZ, TRACI YEAMAN OR CAROLYN CICCIO have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

Anthony Adna Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-004128

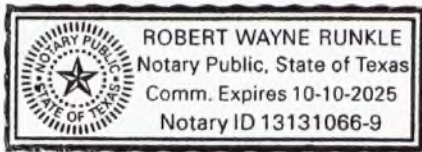
Printed Name: Tommy Jackson
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602



STATE OF TEXAS

COUNTY OF CHAMBERS

Before me, the undersigned authority, on this 14 day of September, personally appeared Tommy Jackson, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.





NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2023-004128

FILED FOR RECORD IN:
Chambers County
On: 9/14/2023 10:26:54 AM
Doc Number: 2023-196650
Number of Pages: 2
Amount: 30.00
Order#: 20230914000014
By: KT



Heather H. Hawthorne, County Clerk

Recorded: 