

Joseph Crosby, Jr. and Andra P. Crosby
6708 Flamingo Road
Greenville, Texas 75402
HLG #1015-149F

ATTENTION SERVICE MEMBERS:
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, or if

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 6, 2002, Joseph Crosby, Jr. and Andra P. Crosby executed a Deed of Trust conveying to Steven S. McGilvra or Charles E. Klein, a Trustee, the Real Estate hereinafter described, to secure American General Financial Services, Inc. in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 11901; Volume 904, Page 332 in the Real Property Records of Hunt County, Texas; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness in accordance with the judgment attached hereto as Exhibit "1".

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 7, 2021, the foreclosure sale will be conducted in Hunt County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place which currently is the common area at the base of the Central stairway on the 2nd floor inside the Courthouse, or the base of the North steps outside of the Courthouse; in the event the Courthouse is closed. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Hunt, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN HUNT COUNTY, TEXAS AND IN THE CITY OF GREENVILLE, AND BEING ALL OF LOT NO. 5 OF BLOCK 6 OF GREENVILLE HILLS, SECTION TWO, A SUBDIVISION IN THE CITY OF GREENVILLE AS SHOWN BY PLAT OF RECORD IN VOLUME 400, PAGE 245 OF HUNT COUNTY DEED RECORDS.

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is U.S. Bank National Association As Indenture Trustee For CIM Trust 2015-3AG Mortgage-Backed Notes, Series 2015-3AG. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

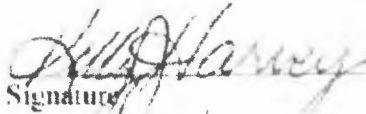
If the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit or monies paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

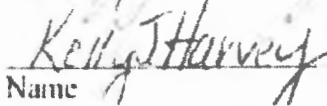
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The Substitute and Successor Substitute Trustees are identified below.

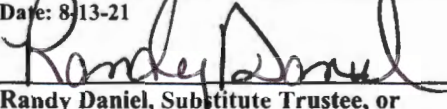
FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT C
21 AUG 16 PM 1:32
DEPUTY

HARVEY LAW GROUP


Signature


Name

Kelly J. Harvey, Texas State Bar No. 09180150
Attorneys for Mortgagee and Mortgage Servicer
Date: 8/13-21



Randy Daniel, Substitute Trustee, or
Cindy Daniel, Successor Substitute Trustee, or
Liz Hach, Successor Substitute Trustee, or
Cheryl Harris, Successor Substitute Trustee, or
Randy Daniel, Successor Substitute Trustee, or
Cindy Daniel, Successor Substitute Trustee, or
Liz Hach, Successor Substitute Trustee, or
Cheryl Harris, Successor Substitute Trustee

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

of May 22, 2020, the total amount due on the Note is \$108,744.91 and is accruing interest at 5.250% per annum and \$5.99 per diem until fully paid;

(2) This is an *in rem* proceeding and the property to be foreclosed is commonly known as 6708 Flamingo Road, Greenville, Texas 75402 (the "Property") which has the following legal description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN HUNT COUNTY, TEXAS AND IN THE CITY OF GREENVILLE, AND BEING ALL OF LOT NO. 5 OF BLOCK 6 OF GREENVILLE HILLS, SECTION TWO, A SUBDIVISION IN THE CITY OF GREENVILLE AS SHOWN BY PLAT OF RECORD IN VOLUME 400, PAGE 245 OF HUNT COUNTY DEED RECORDS.

(4) The name and last known address of each heir of Joseph Crosby Jr. and Andrea P. Crosby are as follows:

- Marcus Timothy Fleming, Inmate #18151078, 4205 West US Hwyway 66, El Reno, Oklahoma 73036
- Tarrence Eugene Hall, c/o Bradshaw State Jail, 3900 West Loop 571 North, Henderson, Texas 75653
- Jennifer Louise Redman, 2010 Morrell, Dallas, Texas 75203
- Ramona Ann Randle, 1309 Willow Way, Garland, Texas 75043
- Gwenetta Marie Fleming, 1400 Roberta Drive SW, Apt. 1305, Marietta, Georgia 30008;

(5) The aforementioned heirs of Joseph Crosby Jr. and Andrea P. Crosby subject to this judgment are not liable for the debt represented by the Note and were made parties to this suit due to their inherited interest in the Property;

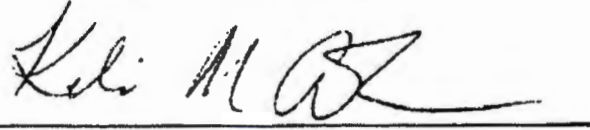
(6) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 11901; Volume 904, Page 332 of the real property records of Hunt County, Texas.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff and its successors and assigns may post the Property and proceed with foreclosure of the Property

EXHIBIT "1"

pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument for the February 2,
2021 foreclosure sale or any foreclosure sale thereafter.

SIGNED this 2nd day of November, 2020.



JUDGE PRESIDING

Agreed to and Entry Requested by:

HARVEY LAW GROUP

By: /s/ Kelly J. Harvey
Kelly J. Harvey
SBN: 09180150
Kelly@kellyharvey.com
P.O. Box 131407
Houston, Texas 77219
Tel. (832) 922-4000
Fax. (832) 922-6262
ATTORNEY FOR PLAINTIFF

A CERTIFIED COPY

ATTEST 28 January 2021

SUSAN SPRADLING, DISTRICT CLERK
HUNT COUNTY, TEXAS

This is a True and Correct Copy of Original on
file in the Hunt County District Clerk's Office.

By [Signature] Deputy

**THE STATE OF TEXAS
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the
date and time stamped hereon by me and was duly
RECORDED in the Records of Hunt County, Texas
2021-02324
02/03/2021 09:03:06 AM



Jennifer Lindenzweig

Jennifer Lindenzweig, County Clerk
Hunt, Texas