

FILE FOR RECORD

JUL 17 2025

1090 Vz County Road 2903, Eustace, TX 75124

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

25-009424

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: 09/02/2025

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Van Zandt County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 24, 2023, and recorded in the real property records of Van Zandt County, TX and is recorded under Clerk's Instrument No. 2023-008100 with Jeremy Poirier and Cailey Poirier (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for CrossCountry Mortgage, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jeremy Poirier and Cailey Poirier, securing the payment of the indebtedness in the original amount of \$415,150.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CrossCountry Mortgage, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE PLEASANT YOUNG SURVEY, ABSTRACT NO. 978, VAN ZANDT COUNTY, TEXAS, BEING PART OF THAT CERTAIN CALLED 19 ACRE TRACT (FIRST TRACT) AND ALL OF A CALLED 5 ACRE TRACT (SECOND TRACT) OF LAND DESCRIBED IN A DEED TO DAVID AND TERRI JOHNSON AS RECORDED IN DOCUMENT NO. 2017-006704, REAL RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE WEST LINE OF VAN ZANDT COUNTY ROAD 2903 AT THE SOUTHEAST CORNER OF A CALLED 4.20 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CLARA R. TRULL, AS RECORDED IN VOLUME 1387, PAGE 35, REAL RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE, SOUTH 01 DEGREES 38' 51" EAST, ALONG THE EAST LINE OF A SAID COUNTY ROAD, A DISTANCE OF 161.38 FEET TO A 1/2" CAPPED IRON ROD STAMPED "RPLS 5633" SET FOR CORNER AT THE NORTHEAST CORNER OF A CALLED 13.73 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES S. TUCKER AND CYNTHIA A. TUCKER AS RECORDED IN VOLUME 1483, PAGE 129, REAL RECORDS, VAN ZANDT COUNTY, TEXAS;



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ServiceLink

THENCE, SOUTH 89 DEGREES 00' 20" WEST, PASSING AT A DEED CALLED OF 523.42 FEET THE NORTHWEST CORNER OF SAID 13.73 ACRE TRACT, IN ALL A DISTANCE OF 1351.20 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST NORTHERLY NORTHWEST CORNER OF A CALLED 37.06 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARLES S. TUCKER AS RECORDED IN DOCUMENT NO. 2009-006342, REAL RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 31' 23" EAST, ALONG THE WEST LINE OF SAID 37.06 ACRE TRACT, A DISTANCE OF 1138.93 FEET TO A 1/2" CAPPED IRON ROD STAMPED "RPLS 5633" SET FOR CORNER AT AN INNER ELL CORNER OF SAID 37.06 ACRE TRACT;

THENCE, SOUTH 89 DEGREES 28' 36" WEST, ALONG A NORTH LINE OF SAID 37.06 ACRE TRACT, A DISTANCE OF 646.65 FEET TO A 1/2" CAPPED IRON ROD STAMPED "RPLS 5633" SET FOR CORNER IN THE EAST LINE OF A CALLED 36.62 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MIKEL R. SMITH, ET AL, AS RECORDED IN DOCUMENT NO. 2022-004902, REAL RECORDS, VAN ZANDT COUNTY, TEXAS AT THE MOST WESTERLY NORTHWEST CORNER OF SAID 37.06 ACRE TRACT;

THENCE, NORTH 01 DEGREES 45' 26" WEST, ALONG THE EAST LINE OF SAID 36.62 ACRE TRACT, A DISTANCE OF 264.41 FEET TO A 1/2" CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 36.62 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 117.718 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BERTHA TAYLOR AS RECORDED IN VOLUME 1275, PAGE 393, REAL RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE, NORTH 03 DEGREES 01' 16" WEST, ALONG THE EAST LINE OF SAID 117.718 ACRE TRACT, A DISTANCE OF 326.46 FEET TO A 1/2" IRON ROD STAMPED RPLS 5633" SET FOR CORNER AT AN ANGLE POINT IN SAID LINE;

THENCE, NORTH 88 DEGREES 13' 15" EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 508.27 FEET TO A 1/2" IRON ROD STAMPED RPLS 5633" SET FOR CORNER AT AN ANGLE POINT IN SAID LINE;

THENCE, NORTH 00 DEGREES 57' 03" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 316.38 FEET TO A 1/2" IRON ROD STAMPED RPLS 5633" SET FOR CORNER AT AN ANGLE POINT IN SAID LINE;

THENCE, NORTH 01 DEGREES 46' 31" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 384.09 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF A CALLED 23.78 ACRE TRACT OF LAND DESCRIBED IN A DEED TO IGNACIO LEOS AND VELMA J. LEOS, AS RECORDED IN VOLUME 1290, PAGE 980, REAL RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 06' 58" EAST, ALONG THE SOUTH LINE OF SAID 23.78 ACRE TRACT AND THE SOUTH LINE OF THE AFOREMENTIONED 4.20 ACRE TRACT, A DISTANCE OF 1506.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.51 ACRES (719,132 SQUARE FEET) OF LAND.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

CrossCountry Mortgage, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

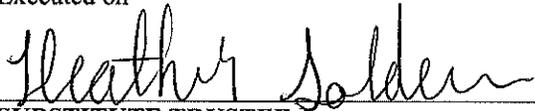
7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq. or Agency Sales and Posting LLC whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM LLC or Xome Inc. and Tejas Corporate Trustee LLC or Randy Daniel or Cindy Daniel or Jim O'Bryant, or Jim Mills, George Hawthorne, Susan Mills, Andrew Mills-Middlebrook, Ed Henderson, Sharon Hobbs, Tony Hulsey Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

July 14, 2025
Executed on _____

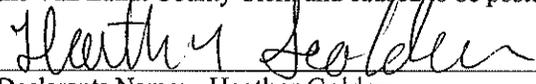
/s/ Justin Ritchie
James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
Justin Ritchie, Esq.
Jeffrey Kramer, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

July 17, 2025
Executed on _____


SUBSTITUTE TRUSTEE
Agency Sales & Posting
Agency Sales and Posting LLC or AUCTION.COM
LLC, or Randy Daniel or Cindy Daniel or Jim
O'Bryant, Heather Golden
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Heather Golden, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on July 17, 2025 I filed at the office of the Van Zandt County Clerk and caused to be posted at the Van Zandt County courthouse this notice of sale.


Declarants Name: Heather Golden
Date: July 17, 2025