

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE
TRUSTEE**

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 27, 2018 and recorded under Clerk's File No. 152711-2018, in the real property records of LAMAR County Texas, with Darwin G. Anderson and Dianna L. Anderson, Husband and Wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Guaranty Bank & Trust, N.A., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Darwin G. Anderson and Dianna L. Anderson, Husband and Wife securing payment of the indebtedness in the original principal amount of \$262,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Darwin G. Anderson and Dianna L. Anderson. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

SITUATED ABOUT 9.6 MILES SOUTH 59° EAST FROM THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE J.T. HARMON SURVEY #401 AND BEING ALL OF A CALLED 30.000 ACRE TRACT CONVEYED TO DARWIN G. ANDERSON AND DIANNA L. ANDERSON BY DEED RECORDED IN DOC.# 057305-2008 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 1/2" CAPPED IRON PIN FOUND AT THE WESTERLY NORTHWEST CORNER OF THE 30.000 ACRE TRACT AND THE SOUTHWEST CORNER OF THE 14.136 TRACT CONVEYED TO JAMES R. MORTON BY DEED RECORDED IN VOL. 1151, PAGE 295 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE AND BEING IN THE EAST BOUNDARY LINE OF COUNTY ROAD #13350 S AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 09/02/2025

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: LAMAR County Courthouse, Texas at the following location: The east foyer, just inside the first floor east entrance to the Lamar County Courthouse 119 North Main Street, Paris, Texas or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

