

NOTICE OF SUBSTITUTE TRUSTEE'S SALE**HARRIS County****Deed of Trust Dated:** June 16, 2006**Amount:** \$54,600.00**Grantor(s):** JUDY GAYLE ARMSTRONG**Original Mortgagee:** NEW CENTURY MORTGAGE CORPORATION**Current Mortgagee:** HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES**Mortgagee Servicer and Address:** c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Recording Information: Document No. Z407366**Legal Description:** A TRACT OF LAND 80.0 FT. BY 85.0 FEET OUT OF THE SOUTH PART OF THAT CERTAIN ONE ACRE TRACT OF LAND IN THE REUBEN WHITE SURVEY, AB. 84, HARRIS COUNTY, TEXAS, BEING THAT 1.0 ACRE TRACT CONVEYED TO WILLIE ARMSTRONG BY DEED DATED FEBRUARY 27TH, 1942 RECORDED IN VOL. 1237, PAGE 514 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS SAID 80 FT. BY 85 FT. TRACT DESCRIBED BY METES AND BOUNDS IN ATTACHED EXHIBIT "A".

WHEREAS JUDY GAYLE ARMSTRONG is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on August 7, 2026 under Cause No. 202620841 in the Judicial District Court of HARRIS County, Texas

Date of Sale: November 3, 2026 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 HARRIS 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.

CARL MEYERS OR STEPHEN MAYERS, LEB KEMP, TRACI YEAMAN, JOHN SISK, ISRAEL CURTIS, CLAY GOLDEN, COLETTE MAYERS, WAYNE WHEAT, DANA DENNEN, KINNEY LESTER, THOMAS LESTER, JOSHUA SANDERS, WESLEY FOWLER-WILLIAMS, RAMIRO CUEVAS, MATTHEW HANSEN, EVAN PRESS, ANNA SEWART, DAVID BARRY, BYRON SEWART, AUSTIN DUBOIS, SANDY DASIGENIS, JEFF LEVA, JOHN BURGER, MARTIN BELTRAN, LILLIAN POELKER, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, NICK POSTON, CHRIS POSTON, WAYNE DAUGHTREY, NICOLE DURRETT, STEVE LEVA, AMAR SOOD, OR DAVID POSTON, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, ANDREW GARZA, COREY JOHNS, JACQUILINE WILLIAMS, CARY CORENBUM, DANIEL HART, AUCTION.COM LLC, XOME INC., TEJAS CORPORATE SERVICES, LLC, NFPDS-TX LLC 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.


DOMINIQUE M. VARNER, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2021-001699



Printed Name: Chris Poston
c/o Altisource, Foreclosure Auction Services
P.O. BOX 105460
Atlanta, GA 30348-5460

COPY

EXHIBIT "A"

A TRACT OF LAND 80.0 FT. BY 85.0 FEET OUT OF THE SOUTH PART OF THAT CERTAIN ONE ACRE TRACT OF LAND IN THE REUBEN WHITE SURVEY, AB. 84, HARRIS COUNTY, TEXAS, BEING THAT 1.0 ACRE TRACT CONVEYED TO WILLIE ARMSTRONG BY DEED DATED FEBRUARY 27TH, 1942 RECORDED IN VOL. 1237, PAGE 514 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID 80 FT. BY 85 FT. TRACT DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH BOUNDARY LINE OF SAID ONE (1) ACRE TRACT, SAID POINT BEING FIFTY (50.0) FEET WEST OF THE SOUTHEAST CORNER OF SAID ONE (1.0) ACRE TRACT;

THENCE WEST ALONG THE SOUTH BOUNDARY LINE OF SAID ONE (1.0) ACRE TRACT A DISTANCE OF EIGHTY (80.0) FEET;

THENCE NORTH A DISTANCE OF EIGHTY-FIVE (85.0) FEET TO POINT FOR NORTHWEST CORNER;

THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH BOUNDARY LINE A DISTANCE OF EIGHTY (80.0) FEET TO NORTHEAST CORNER;

THENCE SOUTH A DISTANCE OF EIGHTY-FIVE (85.0) FEET TO THE PLACE OF BEGINNING.