

POSTED
Date: 12/4/2023
Time: 10:18 AM
Sharia Keith, County Clerk
Nolan County, Texas
By KP Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOLAN County

Deed of Trust Dated: May 27, 2009

Amount: \$177,000.00

Grantor(s): CARROL MCINTIRE and CECIL R MCINTIRE

Original Mortgagee: METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A.

Current Mortgagee: BELTWAY CAPITAL, LLC

Mortgagee Servicer and Address: c/o BSI FINANCIAL SERVICES, 314 S Franklin St., Titusville, PA 16354

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. 09-1372

Legal Description: THE EAST 220' OF THE WEST 360' OF THE NORTH 1/2 OF BLOCK 7 OF THE WOODRUFF HEIGHTS ADDITION (NOLAN COUNTY PLAT RECORDS SLIDE 19A) TO THE CITY OF SWEETWATER, NOLAN COUNTY, TEXAS, DESCRIBED FURTHER BY METES AND BOUNDS AS EXHIBIT "A".

WHEREAS CECIL R MCINTIRE is deceased.

WHEREAS CARROL MCINTIRE is deceased.

Date of Sale: January 6, 2026 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the NOLAN 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.

TERRY BROWDER OR MARSHA MONROE, LAURA BROWDER, JAMIE OSBORNE, JONATHAN SCHENDEL, RAMIRO CUEVAS OR CHARLES GREEN, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, JAY JACOBS, AUCTION.COM LLC, TEJAS CORPORATE SERVICES, LLC, XOME INC. 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 Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-003759

Printed Name: 

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT A

LEGAL DESCRIPTION:

The East 220' of the West 360' of the North 1/2 of Block 7 of the WOODRUFF HEIGHTS ADDITION (Nolan County Plat Records Slide 19A) to the City of Sweetwater, Nolan County, Texas, described further by metes and bounds as follows:

Beginning at a found 3/8" iron pin in the south right of way of Silas Street for the N.W. corner of Lot 1, Block 7 that is S 78 degrees 04' 41" W - 140.04' from a found 1/2" iron pin for the N.E. Corner of Block 7;

Thence S 12 degrees 54' 25" E - 149.73' to a found 3/8" iron pin for S.W. corner of Lot 3;

Thence S 78 degrees 00' 27" W - 220.00' to a set 1/2" iron pin with cap marked Morris 2426;

Thence N 12 degrees 54' 19" W - 150.00' to a set 1/2" iron pin with cap marked Morris 2426 in the south right of way of Silas Street;

Thence N 78 degrees 04' 41" E - 220.00' along the south right of way of Silas Street to the Point of Beginning.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.