

2332 Country Club Drive
Canton, Texas 75103
HLG #0716-156L

FILE FOR RECORD

OCT 14 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 27, 2006, Billie Sue West executed a Texas Home Equity Security Instrument ("Deed of Trust") conveying to Thomas E. Black, Jr., a Trustee, the real property hereinafter described, to secure Home Funds Direct, a Division of Accredited Home Lenders, Inc., a California Corporation in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2006-00031072; Vol. 2125; Pg. 342-357 in the Real Property Records of Van Zandt 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, and the street addresses for the substitute trustees are as follows: Tejas Corporate Services, LLC, 14800 Landmark Blvd., Suite 850, Dallas, TX 75254; Xome Inc., 750 State Highway 121 Bypass, Suite 100, Lewisville, Texas 75067; 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 Agreed Final Judgment attached hereto as Appendix B.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 4, 2025 the foreclosure sale will be conducted at the steps of the north entrance to the Van Zandt County Courthouse, 121 E Dallas St., Canton, Texas 75103, as designated by the county Commissioner's Court (or another location as designated for foreclosure sales by the Van Zandt County Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code). 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. The trustee's sale will be conducted no earlier than 10:00 a.m. and not later than 1:00 p.m. and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash, except that the lender's or mortgagee's bid may be credited against the outstanding indebtedness secured by the Deed of Trust lien.

Said real property encumbered by the Deed of Trust being sold at the trustee's sale is described as follows: In the County of Van Zandt, State of Texas:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS APPENDIX "A" AND INCORPORATED HEREIN.

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, 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 Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AHL1. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper 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, d/b/a Mr. Cooper, 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

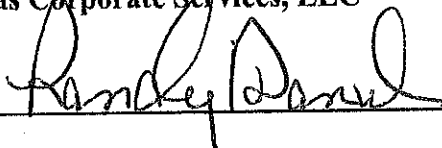
Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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.

ACTIVE MILITARY 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, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Substitute Trustee
Tejas Corporate Services, LLC

By:  _____

Printed Name: RANDY DANIEL _____

Dated: 10-13-25 _____

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

Appendix A

BEING A 2.74 ACRE TRACT OF LAND SITUATED IN THE Q.C. NUGENT SURVEY, ABSTRACT NO. 618, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 2.7416 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED MARCH 28, 1979, FROM PAUL EDGAR MARTIN AND WIFE, JOAN GAYLE MARTIN TO WILLIAM D. WEST AND WIFE, BILLIE SUE WEST, AS FOUND RECORDED IN VOLUME 909, PAGE 528 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS. SAID 2.74 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD (FOUND) FOR CORNER AT THE SOUTHWEST CORNER OF THE ABOVE REFERENCED 2.7416 ACRE TRACT, AT THE NORTHWEST CORNER OF THAT CERTAIN CALLED 3.04 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM KENNETH D. DOOLEY AND WIFE, FRANCES A. DOOLEY TO BOBBY L. SANDERS AND WIFE, JEAN SANDERS, AS FOUND RECORDED IN VOLUME 879, PAGE 504 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING LOCATED IN THE EAST LINE OF COUNTRY CLUB DRIVE;

THENCE: NORTH 08 DEGREES 25 MINUTES 23 SECONDS EAST, WITH THE WEST LINE OF SAID 2.7416 ACRE TRACT AND WITH THE EAST LINE OF COUNTRY CLUB DRIVE, A DISTANCE OF 172.22 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR CORNER AT THE NORTHEAST CORNER OF SAID 2.7416 ACRE TRACT AND AT THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 17.555 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM MESQUITE NATIONAL BANK OF PHILLIP CASCAVILLA, AS FOUND RECORDED IN VOLUME 1303, PAGE 917 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE: SOUTH 82 DEGREES 00 MINUTES 24 SECONDS WEST, WITH THE NORTH LINE OF SAID 2.7416 ACRE TRACT, A DISTANCE OF 120.59 FEET TO A PLASTAKE AND 1/2 INCH IRON ROD (FOUND) FOR CORNER AT AN ANGLE IN SAID NORTH LINE;

THENCE SOUTH 77 DEGREES 56 MINUTES EAST, WITH THE NORTH LINE OF SAID 2.7416 ACRE TRACT, A DISTANCE OF 644.24 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR CORNER AT THE NORTHEAST CORNER OF SAID 2.7416 ACRE TRACT AND AT THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 17.555 ACRE TRACT;

THENCE: SOUTH 45 DEGREES 08 MINUTES 55 SECONDS WEST, WITH THE EAST OR SOUTHEAST LINE OF SAID 2.7416 ACRE TRACT, A DISTANCE OF 190.16 FEET TO A 1/2 INCH IRON ROD (FOUND) FOR CORNER AT THE SOUTHEAST CORNER OF SAME;

THENCE: NORTH 79 DEGREES 48 MINUTES 35 SECONDS WEST, WITH THE SOUTH LINE OF SAID 2.7416 ACRE TRACT, A DISTANCE OF 650.13 FEET BACK TO THE PLACE OF BEGINNING AND CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

PARCEL NUMBER R-000010230
ALSO KNOWN AS 2332 COUNTRY CLUB DR. CANTON, TEXAS 75103

Bdlw

CAUSE NO. 15-00200

LILIAN ROJAS

US BANK, N.A., AS TRUSTEE,	§	IN THE DISTRICT COURT OF
SUCCESSOR IN INTEREST TO BANK OF	§	
AMERICA, NATIONAL ASSOCIATION,	§	
AS TRUSTEE, SUCCESSOR BY MERGER	§	
TO LA SALLE BANK NATIONAL	§	
ASSOCIATION, AS TRUSTEE FOR	§	
MERRILL LYNCH MORTGAGE LOAN	§	
ASSET-BACKED CERTIFICATES,	§	VAN ZANDT COUNTY, TEXAS
SERIES 2006-AHL1	§	
<i>Plaintiff,</i>	§	
vs.	§	
BILLIE SUE WEST	§	
<i>Defendant</i>	§	294th JUDICIAL DISTRICT

AGREED FINAL JUDGMENT

Came on for consideration this Agreed Final Judgment filed by U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-AHL1 ("Plaintiff") and William Michael Hardesty, Individually and as Independent Executor of the Estate of Billie Sue West ("Defendants"). The Court is of the opinion that said Agreed Final Judgment should be GRANTED.

The Court finds that the Plaintiff has established all conditions precedent to allow foreclosure of its security instrument lien as follows:

- (1) On March 27, 2006, Billie Sue West executed a Texas Home Equity Note in the principal amount of \$160,000.00 with interest in the amount of 8.99% (the "Note"). Billie Sue West also executed a Texas Home Equity Security Instrument securing repayment of the Note dated March 27, 2006 (the "Security Instrument") encumbering the property identified below;
- (2) A monetary default of the subject Note exists. On June 23, 2014, the Plaintiff, through its mortgage servicing agent, gave the obligor on the Note, Billie Sue West, proper notice of default. The default was not cured and the Note was accelerated;
- (3) Plaintiff is the owner and holder of the Note and has been assigned the Security Instrument;

(4) The property to be foreclosed is commonly known as 2332 Country Club Drive, Canton, Texas 75103 (the "Property") which has the following legal description:

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

(5) all principal, interest and other sums due under the terms of the Note and Security Instrument have been accelerated and are now due and owing. As of May 29, 2025, the total amount due on the Note was \$334,248.34 and is accruing interest at 8.99% per annum until fully paid;

(6) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 00031072; Vol. 2125, Page 342 of the real property records of Van Zandt County, Texas;

(7) The Security Instrument creates a valid lien encumbering the Property;

(8) The name and last known address of each Defendant subject to this judgment is as follows:

William Michael Hardesty, Individually and as Independent Executor of the Estate of Billie Sue West, 2332 Country Club Drive, Canton, Texas 75103.

(9) This is an *in rem* proceeding and Defendant William Michael Hardesty is not personally liable for sums due on the Note.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff have judgment for foreclosure of its Security Instrument lien and Plaintiff, or its successors and assigns, may proceed with posting for foreclosure and foreclosure of the Property for any sale to occur on or after November 4, 2025 pursuant to TEX. PROP. CODE § 51.002 and the terms of the subject Security Instrument;

It is further ORDERED, ADJUDGED and DECREED that Nationstar Mortgage LLC ("Nationstar"), as the current mortgage servicing agent for Plaintiff, may administer the foreclosure of the Property pursuant to TEX. PROP. CODE §51.0025 and Nationstar, or its successors and assigns, may proceed with posting for foreclosure and foreclosure of the Property, on behalf of the Defendant, pursuant to TEX. PROP. CODE § 51.002 for any foreclosure sale to occur on or after November 4, 2025;

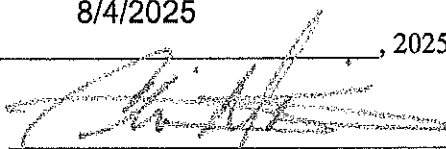
It is further ORDERED, ADJUDGED and DECREED that Defendants shall vacate and relinquish possession of the Property on or before 12:00 P.M (noon) on November 3, 2025.

It is further ORDERED, ADJUDGED and DECREED that a writ of possession shall issue against the Defendants or any person claiming the Property under the Defendants, pursuant to Rule 310 of the Texas Rules of Civil Procedure. If the Defendants, or any person claiming under Defendants, occupy, or claim possession of, the Property after the foreclosure sale, Plaintiff, or its successors and assigns, are entitled to a judgment for a writ of possession to place Plaintiff, or the purchaser of the Property at the foreclosure sale, in possession of the Property within thirty (30) days after the day of the foreclosure sale. Plaintiff shall have such writs and processes as may be necessary for the enforcement of this judgment, for which let execution issue;

It is further ORDERED, ADJUDGED and DECREED that Defendants shall take nothing by their claims against Plaintiff and Defendants' claims are dismissed with prejudice;

It is further ORDERED, ADJUDGED and DECREED that this Agreed Final Judgment disposes of all claims and parties and is a final appealable judgment. All relief not expressly granted herein is denied.

SIGNED this _____ day of 8/4/2025, 2025.



JUDGE PRESIDING
Chris Martin

Entry Requested By:

HARVEY LAW GROUP

/s/ Kelly J. Harvey

Kelly J. Harvey

SBN: 09180150

Kelly@kellyharvey.com

P.O. Box 131407

Houston, Texas 77219

Tel. (832) 922-4000

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ATTORNEYS FOR PLAINTIFF

WYNNE & WYNNE



Justin Beckham

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137 W. James Street

Wills Point, Texas 75169

Telephone: (903) 873-2531

ATTORNEY FOR DEFENDANTS

Appendix A

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PARCEL NUMBER R-000010230
ALSO KNOWN AS 2332 COUNTRY CLUB DR. CANTON, TEXAS 75103

Bdu

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Kelly Harvey

Bar No. 09180150

kelly@kellyharvey.com

Envelope ID: 103855074

Filing Code Description: Proposed Order

Filing Description: Proposed Agreed Final Judgment

Status as of 8/5/2025 10:56 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Justin Beckham		justin@wynneandwynne.com	8/1/2025 8:30:58 AM	SENT
Kelly J. Harvey		kelly@kellyharvey.com	8/1/2025 8:30:58 AM	SENT
Prater Monning		prater@wynneandwynne.com	8/1/2025 8:30:58 AM	SENT