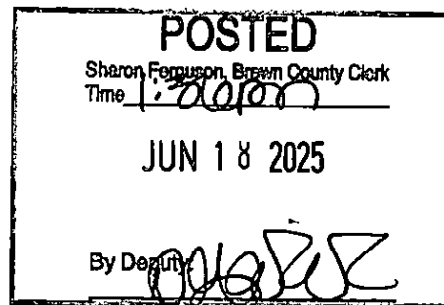




301 Fm 1467 S, Zephyr, TX 76890

25-008574

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: 08/05/2025

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Brown 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 18, 2022 and recorded in the real property records of Brown County, TX and is recorded under Clerk's Instrument No. 2205479 with Wilbert J. O'Connell Jr. and Maria D. O'Connell (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Wilbert J. O'Connell Jr. and Maria D. O'Connell, securing the payment of the indebtedness in the original amount of \$175,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THE FOLLOWING DESCRIBED PROPERTY LOCATED IN BROWN COUNTY, TEXAS, TO-WIT:

FIELD NOTES FOR A 2.345 ACRE TRACT OF LAND IN BROWN COUNTY, TEXAS, SAID TRACT BEING OUT OF THE WILLIAM H. WHARTON SURVEY NO. 318, ABSTRACT NO. 944, SAID TRACT BEING PART OF A 30.00 ACRE TRACT DESCRIBED IN A DEED FROM NELL SEARS AND HUSBAND, T.A. SEARS, TO TOMMY ARCHIE SEARS, ET UX, AS RECORDED IN VOLUME 843, PAGE 942, REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS, SAID 30.00 ACRE TRACT ALSO BEING DESCRIBED IN A DEED FROM TOMMY ARCHIE SEARS, ET UX, TO SANDY LANELLE SEARS PULLIAM AS RECORDED IN VOLUME 1061, PAGE 480, SAID TRACT ALSO CONTAINING PART OF A 2.81 ACRE SAVE AND EXCEPT TRACT DESCRIBED IN SAID PULLIAM DEED, SAID 2.345 ACRE TRACT BEING SOMETIMES KNOWN AS 301 F.M. ROAD 1467 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON STAKE FOUND IN THE GROUND AT A FENCE CORNER IN THE WEST LINE OF F.M. ROAD 1467, SAID STAKE MARKING THE NORTHEAST CORNER OF SAID 30.00 ACRE TRACT, SAID 2.81 ACRE TRACT AND THIS TRACT;

THENCE S 01 DEGREES 09'00" E 228.13' ALONG A FENCE FINE IN SAID WEST LINE TO A 3/8" IRON STAKE SET IN THE GROUND FORM WHICH A 3/8" IRON STAKE FOUND IN THE GROUND BEARS S 00 DEGREES 43'00" E 620.43' (BASIS OF BEARING-DEED CALL 1061/480), SAID STAKE SET MARKING THE SOUTHEAST CORNER OF THIS TRACT, SAID STAKE FOUND MARKING THE SOUTHEAST CORNER OF SAID 30.00 ACRE TRACT;

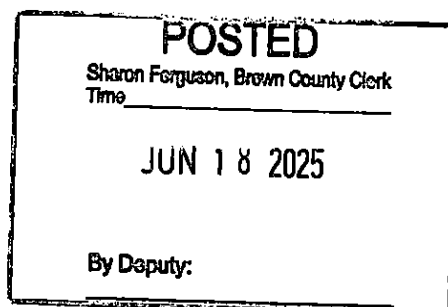
THENCE N 89 DEGREES 33'51" W 150.05' TO A 3/8" IRON STAKE SET IN THE GROUND, SAID STAKE MARKING AN ANGLE CORNER OF THIS TRACT;

THENCE N 83 DEGREES 55'02" W 124.44' TO A 3/8" IRON STAKE SET IN THE GROUND, SAID STAKE MARKING AN ANGLE CORNER OF THIS TRACT;

THENCE N 56 DEGREES 34'57" W 433.14' TO A 3/8" IRON STAKE SET IN THE GROUND IN A FENCE LINE IN THE NORTH LINE OF SAID 30.00 ACRE TRACT, SAID STAKE MARKING THE WEST CORNER OF THIS TRACT;

THENCE S 87 DEGREES 19'16" E 294.77' (DEED CALL 1061/480, "EAST") ALONG SAID FENCE LINE AND SAID NORTH LINE TO A TEE FENCE CORNER POST FOUND IN THE GROUND, SAID CORNER POST MARKING AN ANGLE CORNER OF THIS TRACT;

THENCE S 88 DEGREES 07'28" E 336.47' ALONG SAID FENCE LINE AND SAID NORTH LINE TO THE PACE OF BEGINNING.



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:

Nationstar 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 Lamar Cravens Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Thomas L. Swearingen, Justin Slone, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM, 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.

6/12/2025

Executed on

June 16, 2025

Executed on

/s/Carson T. H. Emmons

James E. Albertelli, P.A.

Kirk Schwartz, Esq.

Carson Emmons, Esq.

Justin Ritchie, Esq.

6565 N. MacArthur, Suite 470

Irving, TX 75039

Kevin Key

SUBSTITUTE TRUSTEE

Agency Sales & Posting

Lamar Cravens Christopher D. Brown, and Stephen E.

Haynes, Reyn Rossington, Kim Anderson, Ron

Anderson, Louis Starzel, Jay Jacobs, Alexis Mendoza

or Kevin Key OR AUCTION.COM

1320 Greenway Drive, Suite 300

Irving, TX 75038

CERTIFICATE OF POSTING

My name is Eilaura Ortega-Smith, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on June 18th 2025 I filed at the office of the Brown County Clerk and caused to be posted at the Brown County courthouse this notice of sale.

Declarants Name: Eilaura Ortega-Smith
Date: 06-18-2025

POSTED
Sharon Ferguson, Brown County Clerk Time _____
JUN 18 2025
By Deputy: _____