

**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.

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 2nd day of April, 2024  
**Time:** 1pm or not later than three hours after that time  
**Place:** AT All that area under the steps giving access to the north entrance to the second floor of the courthouse, bounded on the south by the north wall of the courthouse building, more particularly all that area lying within 6 feet and 8 inches on either side of a line beginning at the middle of the north entrance of the first floor of the courthouse and running due north 19 feet and 6 inches, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Tyler County, Texas, or at the area most recently

By: [Signature]  
Debbie S. [Name]  
Tyler County, Texas

NO. \_\_\_\_\_  
12:40 PM

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** November 30, 2021  
**Grantor(s):** QUINTON N ALDERMAN AND SAVANNAH K ALDERMAN, HUSBAND AND WIFE  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Republic State Mortgage Co., its successors and assigns  
**Original Principal:** \$306,367.00  
**Recording Information:** Deed Book 1287, Deed Page 253  
**Current Mortgage/Beneficiary:** Nationstar Mortgage LLC  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$306,367.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Tyler  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 2505 Cr 4420, Spurger, TX 77660  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Nationstar Mortgage LLC  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd Coppell, TX 75019

File No.: 23-01021TX

**SUBSTITUTE TRUSTEE(S)**: Coury Jacocks, Tommy Jackson, Keata Smith, Stephanie Hernandez

**SUBSTITUTE TRUSTEE ADDRESS**: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Keata Smith whose address is 1320 Greenway Dr Ste 780  
Irving TX 75038. I declare

under penalty perjury that 2-29-2024 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Tyler

County Clerk and caused it to be posted at the location directed by the Tyler County Commissioners.

✓ **Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038**

File No.: 23-01021TX

EXHIBIT "A"

BEING a 10.502 acre tract of land out of the 1.) Pemberton Survey, Abstract No.503, Tyler County, Texas, and being a part of the 53.130 acre tract of land as described in Warranty Deed With Vendor's Lien dated March 20, 2018, from Nan E. Pope to Secure Covenant Interests, LTD as recorded in Volume 1186, Page 750 of the Official Public Records of Tyler County, Texas, the said 10.502 acre tract of land being more particularly described as follows:

BEGINNING at a point in Mill Branch for the northeast corner of the above referenced 53,130 acre tract of land; THENCE S 10°41'24" W, with the easterly line of the above referenced 53.130 acre tract of land, at 14.43 feet pass a 1/2" iron rod set for reference south of Mill Branch, at 240.31 feet pass a 1/2" Iron rod set for reference north of County Road 4420 and at a total distance of 260.45 feet to a point in the center of County Road 4420 for the southeast corner of the herein described tract of land; THENCE traversing with the center of County Road 4420 and still severing the above referenced 53.130 acre tract of land as follows:

- 1) N 86°04'41" W, a distance of 20.17 feet;
- 2) S 86°35'58" W, a distance of 52.39 feet;
- 3) S 79°25'50" W, a distance of 57.49 feet;
- 4) S 69°03'10" W, a distance of 101.24 feet;
- 5) S 73°55'41" W, a distance of 176.91 feet;
- 6) S 80°37'10" W, a distance of 166.47 feet;
- 7) S 78°26'43" W, a distance of 204.26 feet;
- 8) S 78°34'09" W, a distance of 57.81 feet;
- 9) S 87°12'29" W, a distance of 63.18 feet;
- 10) N 85°13'27" W, a distance of 71.50 feet;
- 11) N 82°01'42" W, a distance of 182.16 feet to a point for the southwest corner of the herein described tract of land;

THENCE N 00°09'52" W, still severing the above referenced 53.130 acre tract of land, at 20.22 feet pass a 1/2" iron rod set for reference north of County Road 4420, at 444.47 feet pass a 1/2" iron rod set for reference south of Mill Branch and at a total distance of 492.92 feet to a point in Mill Branch for the northwest corner of the herein described tract of land; THENCE with the northerly bounds of the above referenced 53.130 acre tract of land and traversing with the said Mill branch as follows:

- 1) S 72°15'32" E, a distance of 50.08 feet;
- 2) N 87°29'14" E, a distance of 47.41 feet;
- 3) N 28°54'34" E, a distance of 33.00 feet;
- 4) N 15°07'14" W, a distance of 47.74 feet;
- 5) N 70°21'45" E, a distance of 27.60 feet;
- 6) S 59°03'27" E, a distance of 53.79 feet;
- 7) S 07°31'37" W, a distance of 53.01 feet;
- 8) S 40°52'28" E, a distance of 87.37 feet;
- 9) S 78°56'02" E, a distance of 39.44 feet;
- 10) N 16°25'50" E, a distance of 79.77 feet;
- 11) N 15°25'47" W, a distance of 33.95 feet;

File No.: 23-01021TX

- 12)N 13°31'32" E, a distance of 32.06 feet;
- 13)S 81°38'30" E, a distance of 40.92 feet;
- 14)S 59°04'44" E, a distance of 60.44 feet;
- 15)S 36°10'29" E, a distance of 62.05 feet;
- 16)S 12°54'23" W, a distance of 30.67 feet;
- 17)N 74°50'40" W, a distance of 25.16 feet;
- 18)S 70°46'56" W, a distance of 17.45 feet;
- 19)S 24°39'41" E, a distance of 50.91 feet;
- 20)N 76°39'29" E, a distance of 56.89 feet;
- 21)S 89°06'22" E, a distance of 103.95 feet;
- 22)S 54°15'13" E, a distance of 57.49 feet;
- 23) N 63°29'39" E, a distance of 39.65 feet;
- 24) N 37°18'12" E, a distance of 88.98 feet;
- 25) N 30°03'42" E, a distance of 52.11 feet;
- 26) S 66°27'51" E, a distance of 73.50 feet;
- 27) N 26°36'07" E, a distance of 46.78 feet;
- 28)S 73°26'22" E, a distance of 54.97 feet;
- 29)S 17°21'06" E, a distance of 33.97 feet;
- 30)S 06°45'15" E, a distance of 56.15 feet;
- 31)S 66°02'01" E, a distance of 66.21 feet;
- 32)S37°12'27" E, a distance of 68.44 feet;
- 33)S61°33'19" E, a distance of 66.66 feet;
- 34)N 68°25'53" E, a distance of 20.28 feet;
- 35)N 30°53'46" E, a distance of 28.84 feet;
- 36)N 10°15'31" W, a distance of 41.95 feet;
- 37)N 33°07'55" E, a distance of 13.74 feet;
- 38)N 87°50'43" E, a distance of 31.45 feet;
- 39) N 47°48'33" E, a distance of 37.01 feet;
- 40)N 46°17'29" E, a distance of 25.44 feet;
- 41)S 76°41'50" E, a distance of 30.92 feet;

42) S 51°40'22" E, a distance of 19.10 feet to the point of beginning, and containing within these bounds an area of 10.502 acres of land.