

**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: May 06, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: NORTH ENTRANCE OF THE COURTHOUSE UNDER THE STAIRS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 28, 2006 and recorded in Document VOLUME 848, PAGE 435 real property records of TYLER County, Texas, with EDWARD M JONES AND SHIRLEY H JONES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by EDWARD M JONES AND SHIRLEY H JONES, securing the payment of the indebtednesses in the original principal amount of \$248,000.00, 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.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, 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:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

NO. N/A TIME 2:30 PM

APR 10 2025

DONALD GREGORY, COUNTY CLERK  
TYLER COUNTY, TEXAS  
By Chloe R. Jones



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TOMMY JACKSON, RON HARMON, KEATA SMITH, CAROLYN CICCIO, EVAN PRESS, AMY OIAN, KATHLEEN ADKINS, MICHAEL KOLAK,, AUCTION.COM, STEPHANIE HERNANDEZ, KEVIN MCCARTHY OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Keata Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-10-25 I filed at the office of the TYLER County Clerk and caused to be posted at the TYLER County courthouse this notice of sale.



Declarants Name: Keata Smith

Date: 4-10-25

00000008693921

TYLER

**EXHIBIT "A"**

FIELDNOTES TO 6 .513 ACRES OF LAND AS SITUATED IN THE J.T. FREEMAN SURVEY, A -262, TYLER COUNTY, TEXAS AND BEING A RESURVEY OF THAT SAME 6.513 ACRE TRACT AS CONVEYED TO JAMES E. YARBOROUGH BY DEED RECORDED IN VOLUME 410, PAGE 588 OF THE OFFICIAL RECORDS OF TYLER COUNTY. SAID 6 .513 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE IN A COUNTY MAINTAINED GRADED ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID FREEMAN SURVEY;

THENCE S 00 DEGREES 12' 29" E 563.04 FT., WITH THE EAST LINE OF SAID FREEMAN SURVEY, TO AN IRON SPIKE FOR THE SOUTHEAST CORNER OF THIS TRACT AT THE INTERSECTION OF SAID COUNTY ROAD AND THE CENTER OF A 50 FT. ROAD AND UTILITY EASEMENT;

THENCE N 89 DEGREES 56' W 501.00 FT., WITH THE CENTER OF SAID EASEMENT, TO AN IRON SPIKE FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 00 DEGREES 39' 57" W 564 .41 FT. TO A 1 1/2" IRON PIPE FOR THE NORTHWEST CORNER OF THIS TRACT ON THE UPPER NORTH LINE OF SAID FREEMAN SURVEY;

THENCE S 89 DEGREES 47' E 505.52 FT., WITH SAID NORTH LINE, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 6.513 ACRES OF LAND.

THERE IS RESERVED A 25 FT. ROAD AND UTILITY EASEMENT PARALLEL AND ADJACENT TO THE SOUTH LINE OF THE ABOVE DESCRIBED TRACT.