

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:

SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated September 7, 2018 and recorded on September 25, 2018 as Instrument Number 177518 in the real property records of TRINITY County, Texas, which contains a power of sale.
- Sale Information:** January 02, 2024, at 1:00 PM, or not later than three hours thereafter, at the center steps of the Trinity County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by CYNTHIA RENE ANDERSON AND RICHARD ANTHONY ANDERSON secures the repayment of a Note dated September 7, 2018 in the amount of \$83,460.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



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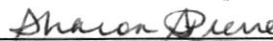
Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Evan Press, Amy Oian, Kathleen Adkins, Michael Kolak, Harriett Fletcher, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): (Sharon St. Pierre), Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Evan Press, Amy Oian, Kathleen Adkins, Michael Kolak, Harriett Fletcher, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Sharon St. Pierre, declare under penalty of perjury that on the 26th day of October, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TRINITY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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All that certain tract or parcel of land containing .41 acre of land, a part of the M. G. CASTRO LEAGUE, Abstract No. 9, located in the City of Groveton, Trinity County, Texas, and being a part of that certain 2.74 acres conveyed to Daniel Hollis, et ux, by Charles H. Witt by deed dated June 5, 1968, recorded in Vol. 187, page 377 of the Deed Records of Trinity County, Texas, reference to which deed and its record is here made for a more particular description of such 2.74 acre tract, and the lands conveyed hereby being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of a 0.55 acre tract heretofore conveyed by Daniel Hollis, et ux, to Pete L. McWilliams, et ux, a galvanized pipe for corner from whence bears the Northeast corner of said 2.74 acre tract North 30 East 266.6 ft;

THENCE South 30° West with the East Boundary line of the said 2.74 acre tract 200 ft. to the Southwest corner of Lot 6 of Western Gardens Subdivision, a galvanized pipe for corner in the NB line of a fifty foot street;

THENCE North 60° West with the North Boundary line of said street 90.2 feet to the S.E. corner of Lot No. 3, a galvanized pipe for corner;

THENCE North 30° East with the East Boundary line of Lot No. 3, 200 ft. the S. W. corner of the above referred to 0.55 acre tract of land, a galvanized pipe for corner;

THENCE South 60° East with the South Boundary line of the 0.55 acre tract 90.2 feet to the place of beginning, containing 0.41 acre of land, more or less.

Together with an Easement over and across that certain .20 acre of land, and being a street 50 feet in width, described as follows, to-wit:

BEGINNING at the SE corner of the above described .41 acre tract;

THENCE North 60° West with the South Boundary line of the above described .41 acre tract of land and another .41 acre of land, known as Lot 3 of this subdivision, a distance of 180.4 feet to the SW corner of the above referred to Lot 3, a galvanized pipe for corner;

THENCE South 30° West 50 feet to a galvanized pipe for corner at the N. W. corner of a .31 acre tract of land, known as lot 5 of this subdivision;

THENCE South 60° East with the NB line of the above referred to .31 acre tract, known as lot 5, and another .31 acre tract, known as lot 6 of this subdivision 180.4 feet to a galvanized pipe for corner at the NE corner of the above referred to .31 acre tract, known as lot 6, same being the N. W. corner of Lot No. 5 of Western Gardens Subdivision;

THENCE North 30° East 50 feet to the place of beginning, containing .20 acre of land, and being a street 50 feet wide by 180.4 feet long.

THE STATE OF TEXAS
COUNTY OF TRINITY

I hereby certify that the instrument was FILED on the date and at the time stamp hereon by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted hereon by me.

Shasta Bergman
County Clerk, Trinity County

By: Bobby Was Deputy



EXHIBIT A
FILED
at 1:45 o'clock
OCT 26 2023

FILED
at 8:15 o'clock A.M.

SEP 25 2018

SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS

By: Jane... Deputy

SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
BY: Jane...