

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 15th DAY OF Apr, 2025

1215 COPE DRIVE
PARIS, TX 75462

00000010405736

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: THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT 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 January 19, 2007 and recorded in Document INSTRUMENT NO. 00045103 real property records of LAMAR County, Texas, with ROGER D GRIFFIN AND WIFE, PAMELA J GRIFFIN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROGER D GRIFFIN AND WIFE, PAMELA J GRIFFIN, securing the payment of the indebtednesses in the original principal amount of \$83,672.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR NEWCASTLE MORTGAGE SECURITIES TRUST 2007-1 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



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 ROBERT LAMONT, SHERYL LAMONT, HARRIET FLETCHER, RONNIE HUBBARD, SHARON ST. PIERRE OR ALLAN JOHNSTON 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.

Il sb

Israel Saucedo

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Certificate of Posting

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

Declarants Name: _____

Date: _____

EXHIBIT "A"

SITUATED WITHIN THE LIMITS OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE ENOCH CROW SURVEY #208, AND BEING A CALLED 0.725 ACRE LOT CONVEYED TO RAY A. KENNEMER ET UX BY DEED RECORDED IN VOL. 417, PAGE 298, OF THE DEED RECORDS OF SAID COUNTY AND STATE, SAID KENNEMER 0.725 ACRE TRACT ORIGINALLY BEING A PART OF A CALLED 30.25 ACRE TRACT OF LAND CONVEYED TO ARCHIE COPE BY DEED RECORDED IN VOL. 361, PAGE 596, OF SAID DEED RECORDS.

BEGINNING AT A 1/2" CAPPED (NELSON SURVEYING) IRON PIN (FRS) FOR CORNER AT THE SOUTHEAST CORNER OF SAID KENNEMER LOT AND AT THE NORTHEAST CORNER OF A 0.45 ACRE LOT CONVEYED TO STEPHEN T. LONG ET UX BY DEED RECORDED IN VOL. 827, PAGE 22, OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND STATE, SAID LONG LOT ORIGINALLY BEING A PART OF SAID COPE 30.25 ACRE TRACT.

THENCE SOUTH 88°54'59" WEST A DISTANCE OF 200.12 FEET TO A 1/2" CAPPED (NELSON SURVEYING) IRON PIN (S) FOR CORNER AT THE SOUTHWEST CORNER OF SAID KENNEMER LOT AND AT THE NORTHWEST CORNER OF SAID LONG LOT. SAID CORNER BEING IN THE EAST BOUNDARY LINE OF AN ALLEY (ALLEY NOT BEING OPEN TO TRAVEL OR DEDICATED) SAID ALLEY ALSO BEING A PART OF SAID COPE 30.25 ACRE TRACT;

THENCE NORTH 0°06'18" EAST ALONG THE EAST BOUNDARY LINE OF SAID ALLEY A DISTANCE OF 155.29 FEET TO A 1/2" CAPPED (NELSON SURVEYING) IRON PIN (S) FOR CORNER AT THE NORTHWEST CORNER OF SAID KENNEMER LOT AND AT THE SOUTHWEST CORNER OF A 0.46 ACRE LOT CONVEYED TO FLOYD R. LINDSEY ET UX BY DEED RECORDED IN VOL. 678, PAGE 661, OF SAID DEED RECORDS, SAID LINDSEY LOT ORIGINALLY BEING A PART OF SAID COPE 30.25 ACRE TRACT;

THENCE NORTH 88°40'51" EAST A DISTANCE OF 200.12 FEET TO A 1/2" CAPPED (NELSON SURVEYING) IRON PIN (S) FOR CORNER AT THE NORTHEAST CORNER OF SAID KENNEMER LOT AND AT THE SOUTHEAST CORNER OF SAID LINDSEY LOT;

THENCE SOUTH 0°05'54" WEST ALONG THE WEST BOUNDARY LINE OF COPE DR. A DISTANCE OF 156.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.715 ACRES OF LAND.