

COPY

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 02/04/2005
Grantor(s): PATRICIA FAYE WILLIAMS, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SOUTHTRUST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$72,000.00
Recording Information: Book 1484 Page 817 Instrument 2005-1107
Property County: Hardin
Property: (See Attached Exhibit "A")
Reported Address: 115 AZALEA LANE, LUMBERTON, TX 77657

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Nationstar Mortgage LLC
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of December, 2024
Time of Sale: 11:00 AM or within three hours thereafter.
Place of Sale: AT THE COMMISSIONERS COURTROOM AREA OF THE COURTHOUSE in Hardin County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Hardin County Commissioner's Court, at the area most recently designated by the Hardin County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

DOONIE BEGTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *[Signature]*

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4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Margie Allen whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 10-31-24 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Hardin County Clerk and caused it to be posted at the location directed by the Hardin County Commissioners Court.

By: Margie Allen

Exhibit "A"

BEING 0.497 OF AN ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF BLOCK 16 OF VILLAGE MILLS SUBDIVISION, ABSTRACT 14, ELISHA DUNCAN LEAGUE, HARDIN COUNTY, TEXAS AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT IRON ROD FOR SOUTHEAST CORNER OF TRACT 3 IN SOUTH LINE OF SAID BLOCK 16, SAID BEGINNING CORNER BEING NORTH 89 DEGREES 06' EAST, 175.0 FEET FROM SOUTHWEST CORNER OF BLOCK 16;

THENCE NORTH 89 DEGREES 06' EAST WITH SOUTH LINE OF BLOCK 16 AT 175.0 FEET IRON ROD FOR SOUTHWEST CORNER OF TRACT 9;

THENCE NORTH 00 DEGREES 50' EAST WITH WEST LINE OF TRACT 9, AT 128.0 FEET IRON ROD FOR COMMON CORNER OF TRACTS 5, 8 AND 9;

THENCE SOUTH 89 DEGREES 06' WEST WITH THE SOUTH LINE OF TRACT 5, AT 150.0 FEET IRON ROD FOR SOUTHWEST CORNER OF TRACT 5 IN EAST RIGHT-OF-WAY OF AZALEA LANE ROAD;

THENCE AROUND A CURVE WITH A RADIUS OF 35.0 FEET AN ARC DISTANCE OF 83.0 FEET TO IRON ROD FOR MOST EASTERN NORTHEAST CORNER OF TRACT 3 AT SOUTH END OF SAID AZALEA LANE;

THENCE SOUTH 00 DEGREES 50' WEST WITH EAST LINE OF TRACT 3 AT 68.0 FEET THE PLACE OF BEGINNING, CONTAINING 0.497 OF AN ACRE OF LAND, MORE OR LESS.

* **Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254