

FILED FOR RECORD

2024 OCT 15 PM 12:56

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Mac Suter*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HARDIN County

Deed of Trust Dated: July 2, 2020

Amount: \$151,210.00

Grantor(s): PRENTICE WILLIAMS and STACY WILLIAMS

Original Mortgagee: GUARANTEED RATE, INC., A DELAWARE CORPORATION

Current Mortgagee: FLAGSTAR BANK, NATIONAL ASSOCIATION

Mortgagee Address: FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098

Recording Information: Document No. 2020-105551

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Date of Sale: November 5, 2024 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HARDIN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

REID RUPLE OR KATHLEEN ADKINS, EVAN PRESS, TOMMY JACKSON, RON HARMON, KEATA SMITH, MARGIE ALLEN, ANGIE BROOKS, TIFFANY BEGGS, CARY CORENBLUM, KYLE BARCLAY, KRISTOPHER HOLUB, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, JAMI GRADY, CHRISTIAN BROOKS, MICHAEL KOLAK, CRYSTAL KOZA, ALEENA LITTON, AARTI PATEL, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, STEPHANIE HERNANDEZ OR JOSHUA SANDERS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.

Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-003943

Printed Name: Margie Allen
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

STATE OF TEXAS

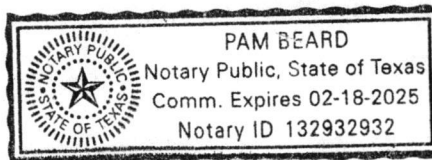
COUNTY OF HARDIN

Before me, the undersigned authority, on this 15th day of October, 2024, personally appeared Margie Allen, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Pam Beard

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2024-003943



2.901 Acre Tract

Being a 2.901 acre tract of land, more or less, in the H. & T. C. R.R. Survey, Section Number 201, Abstract Number 305 in Hardin County, Texas, being all of Tract I and a part of Tract II of that called 4.692 acre tract conveyed from James Arledge and Joyce Arledge to William J. Mitchell, Jr. and Debbie Jean Mitchell in deed dated July 24, 1986 and recorded in Volume 832, Page 751 of the Deed Records of Hardin County, Texas, with said 2.901 acre tract being described as follows, to wit:

BEGINNING at an iron rod with a cap stamped "E.T.P.P. C-605" found for the northeast corner of this tract, same being the northeast corner of said Tract I and said called 4.692 acre tract, and the southeast corner of that called 9.24 acre tract conveyed to Gerald A. Messer in deed recorded in Volume 943, Page 112 of the Deed Records of Tyler County, Texas and being in the west right of way line of F. M. Highway 92, and being in the north line of Hardin County and the south line of Tyler County, and being in the north line of said Abstract Number 305 and in the south line of the B.B.B. & C. R.R. Survey Section 1, Abstract Number 141 in Tyler County, Texas;

THENCE South $09^{\circ} 49' 38''$ West with the east line of this tract and east line of said Tract I and said called 4.692 acre tract and the west right of way line of said F. M. Highway 92 a distance of 295.16 feet (deed called S $09^{\circ} 49' W$ 295.16 feet) to a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" found for the southeast corner of this tract, same being the southeast corner of said Tract I and said called 4.692 acre tract, being at the point of intersection with the west right of way line of said F. M. Highway 92 with the north right of way line of County Line Road;

THENCE North $89^{\circ} 57' 40''$ West (deed called N $89^{\circ} 59' W$) with the south line of this tract and south line of said Tract I and said called 4.692 acre tract and the north right of way line of said County Line Road, at 291.42 feet the southwest corner of said Tract I and southeast corner of said Tract II, continuing on the said course for a total distance of 417.33 feet to a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" found for the southwest corner of this tract, same being the southeast corner of remainder of said called 4.692 acre tract;

THENCE North $02^{\circ} 48' 33''$ East with the west line of this tract and the east line of the remainder of said called 4.692 acre tract a distance of 289.97 feet to a $\frac{1}{2}$ inch iron rod with a cap stamped "SESCO" found for the northwest corner of this tract, same being the northeast corner of remainder of said called 4.692 acre tract, being in the north line of said Tract II and said called 4.692 acre tract and in the south line of said called 9.24 acre tract and being in the north line of Hardin County and the south line of Tyler County and being in the north line of said Abstract Number 305 and south line of Abstract Number 141;

THENCE North $89^{\circ} 53' 00''$ East (Basis of Bearing- deed called N $89^{\circ} 53' E$) with the north line of this tract and north line of said Tract II and said called 4.692 acre tract and south line of said called 9.24 acre tract and the north line of Hardin County and south line of Tyler County and the north line of said Abstract Number 305 and south line of said Abstract Number 141, at 183.35 feet the northeast corner of said Tract II and northwest corner of said Tract I, continuing on the same course for a total distance of 453.50 feet to the place of BEGINNING.

Said tract of land herein described contains 2.901 acres of land, more or less. Surveyed on June 1, 2020.

The bearings in the description above are based on the north line of said called 4.692 acre tract as having a course of North $89^{\circ} 53' 00''$ East, as stated in referenced deed to said called 4.692 acre tract.

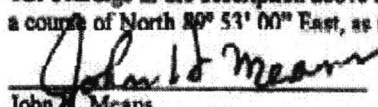

John H. Means
R.P.L.S. No. 4221
Surveying Firm Number 10022300
Prepared by
Skinner Engineering Services Company
Engineering Firm Number F-2120



EXHIBIT "A"
HOCKS TITLE & ABSTRACT COMPANY
OF NO. H 65402
PAGE 1 OF 1 PAGES

2024-147848
CONNIE BECTON
COUNTY CLERK
2024 Oct 15 at 01:00 PM
HARDIN COUNTY, TEXAS
By: TT, DEPUTY