

2024 DEC 27 AM 8:34

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 23, 2020, WILLIAM CHARLES LEXA III, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to JEFFREY E. BODE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR MID AMERICA MORTGAGE, INC. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2020-106102 in the DEED OF TRUST OR REAL PROPERTY RECORDS of HARDIN COUNTY, TEXAS; and

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Chizones*

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, FEBRUARY 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Hardin County Courthouse, 300 Monroe, Kountze, TX 77625 in **HARDIN COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: BEING A 0.3684 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE L.D. LESLIE LEAGUE, ABSTRACT NO. 35, HARDIN COUNTY, TEXAS AND BEING OUT OF AND PART OF BLOCK 21 OF THE HOUSTON OIL COMPANY OF TEXAS SUBDIVISION NO. 1 TO THE SANTA FE TOWNSITE, A SUBDIVISION OF HARDIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 245, PLAT RECORDS, HARDIN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A " SUBSTITUTE TRUSTEE'S DEED " FROM EARL B. STOVER, III, SUBSTITUTE TRUSTEE, TO PAUL LENARD AND WIFE, GRACE LENARD AS RECORDED IN VOLUME 788, PAGE 737, DEED RECORDS, HARDIN COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 0.15 ACRE TRACT OF LAND AS DESCRIBED IN A "WARRANTY DEED" FROM FRED W. MILLER AND WIFE, LINDA MILLER TO PAUL LENARD AND WIFE GRACE LENARD AS RECORDED IN BOOK 1544, PAGE 183, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, HARDIN COUNTY, TEXAS, SAID 0.3684 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: ALL BEARINGS ARE REFERENCED TO THE SOUTHWESTERLY LINE OF SAID LENARD TRACT AS RECORDED IN VOLUME 788, PAGE 737 DEED RECORDS, HARDIN COUNTY, TEXAS DAS NORTH 62° 53' 00" WEST. ALL SET 5/8" IRON RODS SET WITH CAPS STAMPED "M.W. WHITELEY & ASSOCIATES".

BEGINNING AT A 2" IRON PIPE FOUND FOR THE MOST SOUTHERLY CORNER OF THE SAID LENARD TRACT AS RECORDED IN VOLUME 788, PAGE 737, DEED RECORDS AND BEING THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DILLON DRIVE AND THE APPARENT NOTHWESTERLY RIGHT-OF-WAY LINE OF BOLL STREET (ALSO KNOWN AS DILLON DRIVE) (A PRIVATE ROAD) AS DESCRIBED IN VOLUME 573, PAGE 9, DEED RECORDS, HARDIN COUNTY, TEXAS;

THENCE NORTH 62° 53' 00" WEST, ALONG AND WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DILLON DRIVE, FOR A DISTANCE OF 103.10 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID CORNER BEING THE MOST SOUTHERLY CORNER OF THAT CALLED 0.21 ACRE TRACT OF LAND AS DESCRIBED IN A "SPECIAL WARRANTY DEED" FROM REBECCA S. REID, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF WILLIAM MICHAEL RANDALL, DECEASED, TO JENNIFER LYNN WATSON AS RECORDED IN INST NO. 2016-70227, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS, SAME BEING THE

MOST WESTERLY CORNER OF THE SAID LENARD TRACT AS RECORDED IN VOLUME 788, PAGE 737, DEED RECORDS;

THENCE NORTH 27° 04' 00" EAST, ALONG AND WITH THE BOUNDARY BETWEEN THE HEREIN DESCRIBED TRACT AND THE SAID 0.21 ACRE WATSON TRACT, FOR A DISTANCE OF 87.75 FEET TO A 5/8" IRON FOUND FOR CORNER, SAID CORNER BEING THE MOST EASTERLY CORNER OF THE SAID 0.21 ACRE WATSON TRACT AND THE MOST NORTHERLY CORNER OF THE SAID LENARD TRACT AS RECORDED IN VOLUME 788, PAGE 737, DEED RECORDS, AND BEING THE MOST NORTHERLY SOUTHWESTERLY LINE OF THE SAID 0.15 ACRE LENARD TRACT;

THENCE NORTH 62° 56' 40" WEST, ALONG AND WITH THE BOUNDARY BETWEEN THE TRACT HEREIN DESCRIBED AND THE SAID 0.21 ACRE WATSON TRACT, THE SAME BEING THE MOST NORTHERLY SOUTHWESTERLY LINE OF THE SAID 0.15 LENARD TRACT, FOR A DISTANCE OF 6.23 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN A DEED FROM GERALD L. FITZPATRICK AND JACKIE M. FITZPATRICK TO SCOTT RICHARD HANKINS, I, AS RECORDED IN BOOK 1672, PAGE 431, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS;

THENCE NORTH 27° 06' 47" EAST, ALONG AND WITH THE BOUNDARY BETWEEN THE TRACT HEREIN DESCRIBED AND THE SAID HANKINS TRACT, SAME BEING THE MOST NORTHERLY NORTHWESTERLY LINE OF SAID 0.15 ACRE LEMARD TRACT, FOR A DISTANCE OF 35.00 FEET TO A POINT FOR CORNER (UNABLE TO FIND OR SET CORNER), SAID CORNER BEING THE MOST NORTHERLY CORNER OF SAID 0.15 ACRE LENARD TRACT AND THE MOST WESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A "GENERAL WARRANTY DEED" FROM JOHNNY BUCKNER TO JUSTIN PALMER AS RECORDED IN INST NO. 2016-67375, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS, AND FROM SAID CORNER A 5/8" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF THE SAID PALMER TRACT BEARS NORTH 27° 06' 47" EAST A DISTANCE OF 105.96 FEET;

THENCE SOUTH 62° 46' 43" EAST, ALONG AND WITH THE BOUNDARY BETWEEN THE TRACT HEREIN DESCRIBED AND THE SAID PALMER TRACT, PASSING AT A DISTANCE OF 109.91 FEET THE MOST SOUTHERLY CORER OF THE SAID PALMER TRACT AND CONTINUING OVER AND ACROSS THE SAID BOLL STREET, A TOTAL DISTANCE OF 142.39 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID CORNER BEING THE NORTHWESTERLY LINE OF THAT CERTAIN CALLED 0.348 ACRE TRACT OF LAND DESCRIBED IN A "GENERAL WARRANTY DEED" FROM DAMIEN WILLIAMS TO JOSHUA G. ARMFIELD AND NACONNA ARMFIELD, HUSBAND AND WIFE, AS RECORDED IN INST NO. 2011-20439, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS AND BEING THE MOST EASTERLY CORNER OF THE SAID 0.15 ACRE LENARD TRACT AND SAID CORNER BEARS SOUTH 27° 22' 05" WEST A DISTANCE OF 54.18 FEET FROM A 5/8" IRON ROD WITH A CAP STAMPED "M.W. WHITELEY & ASSOCIATES" FOUND FOR THE MOST NORTHERLY CORNER OF THE SAID 0.348 ACRE ARMFIELD TRACT;

THENCE SOUTH 27° 22' 05" WEST, ALONG AND WITH THE BOUNDARY BETWEEN THE SAID 0.15 ACRE LENARD TRACT AND THE SAID 0.348 ACRE ARMFIELD TRACT, SAME BEING THE APPARENT SOUTHEASTERLY RIGHT-OF-WAY LINE OF BOLL STREET, FOR A DISTANCE OF 97.08 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID CORNER BEING THE MOST SOUTHERLY CORNER OF THE SAID 0.15 ACRE LENARD TRACT, THE MOST WESTERLY CORNER OF THE SAID 0.348 ACRE ARMFIELD TRACT AND BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN CALLED 0.355 ACRE TRACT OF LAND AS DESCRIBED IN A "GENERAL WARRANTY DEED" FROM ALAN BAKER SANFORD TO FORWARD PROPERTIES, LLC AS RECORDED IN INST NO. 2016-61398, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS;

THENCE NORTH 62° 24' 45" WEST, ALONG AND WITH THE MOST SOUTHERLY SOUTHWESTERLY LINE OF THE SAID 0.15 ACRE LENARD TRACT OVER AND ACROSS SAID BOLL STREET, FOR A DISTANCE OF 32.44 FEET TO A 5/8" IRON ROD SET FOR CORNER SAID CORNER BEING THE APPARENT NORTHWESTERLY RIGHT-OF-WAY LINE OF BOLL STREET AND THE SOUTHEASTERLY LINE OF THE SAID LENARD TRACT AS RECORDED IN VOLUME

788, PAGE 737, DEED RECORDS, AND BEING AN EXTERIOR ELL CORNER OF THE 0.15 ACRE LENARD TRACT;

THENCE SOUTH 27° 21' 05" WEST, ALONG AND WITH THE SOUTHEASTERLY LINE OF SAID LENARD TRACT AS RECORDED IN VOLUME 788, PAGE 737, DEED RECORDS, AND THE APPARENT NORTHWESTERLY RIGHT-OF-WAY LINE OF BOLL STREET, FOR A DISTANCE OF 25.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.3684 ACRES GROSS, MORE LESS, THERE BEING 0.0723 ACRES, MORE OR LESS WITHIN THE RIGHT-OF-WAY OF BOLL STREET, THEREFORE LEAVING 0.2961 ACRE NET, MORE OR LESS.

Property Address: 849 DILLON DR, SILSBEE, TX 77656
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 27 day of Dec 2024

Tommy Jackson

Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Carolyn Ciccio, Kyle Barclay, Ron Harmon, Tiffany Beggs, Marinosci Law Group PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300