

FILED FOR RECORD

NOTICE OF TRUSTEE'S SALE

2025 JAN 16 PM 2:20

WHEREAS, on December 14, 2007, ROBERT EARL MIDDLEBROOK AND SPOUSE, MARTHA ANN MIDDLEBROOK, executed a Deed of Trust/Security Instrument conveying to CYNTHIA GRACE BOZELLI, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR LEE AND MUNCY, LLC, DBA WESTLAKE MORTGAGE, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2007-10705, in Book 1659, at Page 592, in the DEED OF TRUST OR REAL PROPERTY RECORDS of HARDIN COUNTY, TEXAS; and

IN THE BECTON COUNTY CLERK HARDIN COUNTY TEXAS
BY Brande Jones

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, MARCH 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 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 TRACT OR PARCEL CONTAINING 3.26 ACRES OF LAND OUT OF AND A PART OF THE ALEXANDER HAMPTON LEAGUE, ABSTRACT NUMBER 30, HARDIN COUNTY, TEXAS, AND BEING A PART OF TRACT NUMBER 13, OF HARDIN COUNTY LANDS AS DESCRIBED IN CONVEYANCE FROM EAST TEXAS PULP AND PAPER COMPANY TO A.P. HART AND CARL T. BLEDSOE BY DEED DATED APRIL 1, 1960, AND RECORDED IN VOLUME 399, PAGE 417, DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 3.26 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A 1.00 ACRE TRACT RECORDED IN VOLUME 660, PAGE 793, DEED RECORDS OF HARDIN COUNTY, TEXAS, ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS FIRE TOWER ROAD;

THENCE, SOUTH 89 DEG. 58 MIN. 36 SEC. WEST, ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT FOR A DISTANCE OF 281.29 FEET (DEED= SOUTH 89 DEG. 42 MIN. 00 SEC. WEST, 281.30 FEET) TO A CONCRETE MONUMENT STAMPED H-654 FOUND AT THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT, BEING THE NORTHEAST CORNER OF A 17.26 ACRE TRACT RECORDED IN VOLUME 1103, PAGE 795, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEG. 22 MIN. 50 SEC. WEST, ALONG THE NORTH LINE OF SAID 17.26 ACRE TRACT FOR A DISTANCE OF 323.61 FEET (DEED = SOUTH 89 DEG. 43 MIN. 00 SEC. WEST, 323.60 FEET) TO A 1/2-INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID 17.26 ACRE TRACT, ALSO BEING IN THE EAST LINE OF HOOKS CRAVEY CEMETERY ROAD;

THENCE, NORTH 00 DEG. 15 MIN. 38 SEC. WEST, ALONG THE EAST LINE OF SAID HOOKS CRAVEY CEMETARY FOR A DISTANCE OF 156.67 FEET (DEED = NORTH 00 DEG. 02 MIN. 00 SEC. WEST, 156.60 FEET) TO A 5/8-INCH IRON ROD FOUND IN THE SOUTH LINE OF A GRAVEL ROAD CALLED HOOKS CRAVEY CEMETARY ROAD;

THENCE, NORTH 68 DEG. 22 MIN. 00 SEC. EAST, ALONG THE SOUTH LINE OF SAID HOOKS CRAVEY CEMETERY ROAD FOR A DISTANCE OF 522.04 FEET (DEED= NORTH 68 DEG. 44 MIN. 00 SEC. EAST, 520.00 FEET) TO A 1/2-INCH IRON ROD IN FENCE FOOTING FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID FIRE TOWER ROAD;

THENCE SOUTH 19 DEG. 12 MIN. 00 SEC. EAST, (BASIS OF BEARINGS) ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FIRE TOWER ROAD FOR A DISTANCE OF 365.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.26 ACRES OF LAND MORE OR LESS.

Property Address: 2765 FIRE TOWER RD, 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 16th day of January 2025

Keata Smith

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, Aaron Crawford, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Angie Brooks, Carolyn Ciccio, Ron Harmon, Stephanie Hernandez, 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