

FILED FOR RECORD

450 Fm 728, Jefferson, TX 75657

22 JUN 30 PM 2: 06

22-006151

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: 08/02/2022

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Marion County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/12/2020 and recorded in the real property records of Marion County, TX and is recorded under Clerk's File/Instrument Number, 1014, Page 1, with John Rollin Henson a/k/a John Henson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as Nominee for New Day Financial, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by John Rollin Henson a/k/a John Henson, securing the payment of the indebtedness in the original amount of \$55,773.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. New Day Financial, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. A CERTAIN 1,045 ACRES TRACT OF LAND LOCATED IN THE WILLIAM ARCHER SURVEY, A-5 IN MARION COUNTY, TEXAS, THIS TRACT COMING OUT OF A CALLED 1,741 ACRES TRACT PREVIOUSLY DESCRIBED IN VOLUME 470, PAGE 224 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND SHOWN ON DAVE HAMILTON MAPPING AND SURVEYING PLAT 01192, BEARINGS USED IN THIS DESCRIPTION ARE BASED ON ASTRONOMIC NORTH AS DETERMINED ON THE MONUMENTED EAST RIGHT-OF-WAY OF F.M. HIGHWAY 728;

BEGINNING AT A V IRON ROD FOUND ON THE EAST RIGHT-OF-WAY OF F.M. HWY 728 FOR THE SOUTHWEST CORNER OF THE FIRST TRACT DESCRIBED IN VOLUME 523, PAGE 495 AND THE NORTHWEST CORNER OF THE CALLED 1,748 ACRES TRACT AND OF THIS TRACT;

THENCE: S 89 DEGREES 40' E 299.0 FEET ALONG THE SOUTH LINE OF THE FIRST TRACT DESCRIBED IN VOLUME 523, PAGE 495 AND THE SOUTH LINE OF A INTEL DESCRIBED IN VOLUME 581, PAGE 24, CALLED THE WALKER TRACT, SAME BEING THE NORTH LINE OF THE CALLED 1.748 ACRES TRACT, TO A 1/2" IRON ROD WITH CAP MARKED P1, S 42160 FOUND ON THE SOUTH LINE OF THE TRACT DESCRIBED IN VOLUME 588, PAGE 24, FOR AN ANGLE CORNER OF THE REMAINDER OF A TRACT DESCRIBED IN VOLUME 360, PAGE 647, CALLED THE SPELLING TRACT AND THE NORTHEAST CORNER OF THE CALLED 1.748 ACRES TRACT AND OF THIS TRACT;



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THENCE: S 02 DEGREES 04' W 157.0 FEET ALONG A WEST LINE OF THE REMAINDER OF THE SPELLING TRACT TO A W IRON ROD FOUND FOR THE NORTHEAST COMER OF A 07.03 OF AN ACRE TRACT DESCRIBED IN VOLUME R12, PAGE 89 AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: N 89 DEGREES 33'W 155.3 FEET ALONG A COMMON LINE BETWEEN THIS TRACT AND SAID 0.703 OF AN ACRE TRACT TO FOUND A" IRON ROD WITH CAP 45154;

THENCE: N 04 DEGREES 46' E 6.2 FEET ALONG A COLLATION LINE BETWEEN THIS TRACT AND SAID 0.703 OF AN ACRE TRACT TON FOUND V IRON ROD WITH CAP 45154;

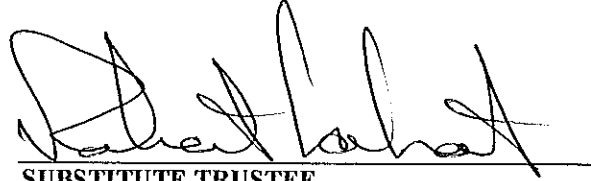
THENCE N 87 DEGREES 30'W 143.6 FEET ALONG A COMMON LINE BETWEEN THIS TRACT AND SAID 0.703 OF AN ACRE TRACT TO A " IRON ROD WITH CAP 45154 FOUND ON THE EAST RIGHT-OF-WAY OF P.M. HWY, 728 FOR THE NORTHWEST CORNER OF SAID 0.703 OF AN ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT,

THENCE: N 02 DEGREES 157' E 145.0 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING, THIS TRACT BEING SUBJECT TO ALL EASEMENTS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO JOHN ROLLIN HENSON FROM GARY WEBB, AN UNMARRIED MAN BY THAT DEED DATED 01/16/2015 AND RECORDED 01/20/2015 IN BOOK/PAGE: 899/420 IN THE MARION COUNTY RECORDS.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ServiceMac, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

New Day Financial, LLC
9726 Old Bailes Road, Suite 200
Fort Mill, SC 29707



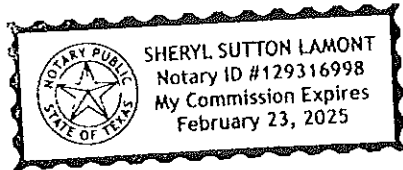
SUBSTITUTE TRUSTEE

Robert LaMont, ~~Harriett Fletcher, Sheryl LaMont,~~
~~Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,~~
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert La Mont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

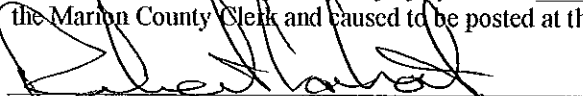
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th. day of June, 2022.


NOTARY PUBLIC in and for

GREGG COUNTY
My commission expires: February 23, 2025
Print Name of Notary:
Sheryl Sutton La Mont

CERTIFICATE OF POSTING

My name is Robert La Mont, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on June 30, 2022 I filed at the office of the Marion County Clerk and caused to be posted at the Marion County courthouse this notice of sale.


Declarants Name: Robert La Mont
Date: June 30, 2022