

108 N MAIN ST
JEFFERSON, TX 75657

MR. COOPER
21 AUG 26 PM 4:12

MARKET
02.01.21 10:00

00000008438202

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: October 05, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE AUSTIN STREET DOOR OF THE MARION COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 01, 2004 and recorded in Document VOLUME 677, PAGE 241; AS AFFECTED BY VOLUME 988, PAGE 361 real property records of MARION County, Texas, with JEWEL E. FORT, grantor(s) and WASHINGTON MUTUAL BANK, FA, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JEWEL E. FORT, securing the payment of the indebtednesses in the original principal amount of \$30,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, SHERYL LAMONT, ALLAN JOHNSTON, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO OR CAROL HAMPTON, JEFFREY HAMPTON, TERRI WORLEY, OR LISA DELONG whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Robert La Mont, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on August 26, 2021 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: August 26, 2021

EXHIBIT "A"

THE FOLLOWING REAL PROPERTY SITUATE IN THE CITY OF BEREA, COUNTY OF MARION, STATE OF TEXAS, TO-WIT:

BEING A 0.258 ACRE TRACT OF LAND IN THE STEPHEN SMITH SURVEY, ABSTRACT NO. 345, MARION COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 4 AND PART OF LOT 5, BLOCK 94, ALLEY ADDITION ACCORDING TO A CITY MAP PREPARED BY R.E.L. SNEAD, C.E. DATED 1937, SAID TRACT BEING THE SAME PROPERTY REFERENCED IN A DEED FROM MRS. MARY SCHILLENGER, TO BERTHA BREWER, RECORDED IN VOLUME 541, PAGE 413, DEED RECORDS OF MARION COUNTY, BEARINGS FOR THE HEREIN DESCRIBED TRACT ARE REFERENCED TO THIS TRUE NORTH MERIDIAN AS DETERMINED BY SOLAR OBSERVATION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD (WITH SURVEYORS CAP) FOUND (PREVIOUSLY SET) AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY FOR MAIN STREET (50' R.O.W.) AND THE SOUTH RIGHT-OF-WAY FOR ELIZABETH STREET (62' R.O.W.), SAID POINT BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 94;

THENCE SOUTH 89 DEGREES 48' 26" EAST, ALONG THE RIGHT-OF-WAY FOR ELIZABETH STREET, 75.00 FEET, TO A 1/2 INCH ROD (WITH SURVEYORS CAP) FOUND (PREVIOUSLY SET) FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF THE ESTER KEY MAULDIN PROPERTY, RECORDED IN VOLUME 429, PAGE 752;

THENCE SOUTH 00 DEGREES 16' 25" WEST, ALONG A LINE PARALLEL TO THE EAST RIGHT-OF-WAY FOR MAIN STREET, 150.00 FEET, TO A 1/2 INCH ROD (WITH SURVEYORS CAP) FOUND (PREVIOUSLY SET) FOR THE SOUTHWEST CORNER OF THE MAULDIN PROPERTY AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 48' 26" WEST, ALONG THE SOUTH BOUNDARY OF LOTS 5 AND 4 AND NORTH BOUNDARY OF LOTS 2 AND 1, 75.00 FEET, TO A 1/2 INCH IRON ROD (WITH SURVEYORS CAP) FOUND (PREVIOUSLY SET), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING LOCATED ON THE EAST RIGHT-OF-WAY FOR MAIN STREET AND BEING THE SOUTHWEST CORNER OF LOT 4;

THENCE NORTH 00 DEGREES 16' 25" EAST, ALONG THE RIGHT-OF-WAY FOR MAIN STREET, 150.00 FEET, TO THE PLACE OF BEGINNING, CONTAINING A COMPUTED AREA OF 11,250 SQUARE FEET (0.2583 ACRE) OF LAND, MORE OR LESS.