

NOTICE OF ACCELERATION AND NOTICE OF 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.

FILED FOR RECORD
5 JAN 30 AM 10:21
KIMBERLY WISE
CO. CLERK, MARION CO.
BY *[Signature]* DEPUTY

DEED OF TRUST INFORMATION:

Date: 02/11/2002
Grantor(s): JUDY RAY LASTER
Original Mortgage: CENTEX HOME EQUITY COMPANY, LLC
Original Principal: \$16,000.00
Recording Information: Book 643 Page 33 Instrument 453
Property County: Marion
Property: (See Attached Exhibit "A")
Reported Address: 7300 FM 2208, JEFFERSON, TX 75657

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for Nationstar Home Equity Loan Trust 2007-B
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: THE BANK OF NEW YORK MELLON f/k/a THE BANK OF NEW YORK as Trustee for Nationstar Home Equity Loan Trust 2007-B
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppel, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of March, 2025
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE AUSTIN STREET COURTHOUSE DOOR in Marion County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Marion County Commissioner's Court, at the area most recently designated by the Marion County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable;

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Christine Wheelless, Kevin Key or Jay Jacobs, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Christine Wheelless, Kevin Key or Jay Jacobs, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Christine Wheelless, Kevin Key or Jay Jacobs, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Sheryl LaMont whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on January 30, 2025 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Marion County Clerk and caused it to be posted at the location directed by the Marion County Commissioners Court.

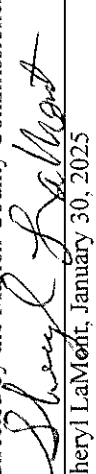
By: 
Sheryl LaMont, January 30, 2025

Exhibit "A"

"THE BELOW LEGAL DESCRIPTION IS NOT OF RECORD AND COULD NOT BE VERIFIED THROUGH RECORDED DOCUMENTS"

THAT CERTAIN 1.000 ACRE TRACT OF LAND SITUATED IN THE THOMAS ENGLISH SURVEY, A-121, MARION COUNTY, TEXAS, BEING OUT OF A TRACT RECORDED IN VOL. 488, PG. 716 (JUDY RAY LASTER TRACT NO. 2) OF THE DEED RECORDS MARION COUNTY, TEXAS, SAID 1.000 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: TEXAS DEPT. TRAN.)

COMMENCING AT A 1/2" IRON AND FOUND FOR THE NORTHWEST CORNER OF SAID TRACT;
THENCE, S 00 DEGREES 04' 00" W ALONG WEST LINE OF SAID TRACT, 1268.41 FEET TO A POINT;
THENCE: N 90 DEGREES 00' 00" E, 688.91 FEET TO A 1/2" IRON ROD SET IN THE EAST RIGHT-OF-WAY OF FARM ROAD NO. 30091 AT STA. 319+61.10 FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE: N 56 DEGREES 16' 53" ALONG A NEW LINE, 254.63 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 31 DEGREES 23' 06" W ALONG A NEW LINE, 210.92 FEET TO A 1/4" IRON ROD SET IN THE NORTH RIGHT-OF-WAY OF FARM ROAD NO. 2208 AT STA. 316+30.00 FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE S 56 DEGREES 16' 53" W ALONG A SAID RIGHT-OF-WAY, 158.77 FEET TO A 1/2" IRON ROD SET IN THE INTERSECTION OF FARM ROAD NO. 2208 AND FARM ROAD NO. 3001 AT STA. 321+84.40 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 56 DEGREES 12' 57" W ALONG SAID RIGHT-OF-WAY, 228.10 FEET TO THE POINT OF BEGINNING, CONTAINING 1.000 ACRES OF LAND, MORE OR LESS.

BEING THE SAME PROPERTY DEVISED TO WILLIAM CARROLL DIRK AND JUDY RAY LASTER, FROM THE PERSONAL REPRESENTATIVE FOR THE ESTATE OF EDITH MAGNOLIA KIRK, WIDOW OF STOEESSEL N. KIRK, DATE OF DEATH 02/03/1985, ESTATE PACKAGE/PROBATE ROLL #N/A, FINAL DECREE STATUS 02/08/1985, ALL OF WHICH IS RECORDED IN THE MARION COUNTY, TX PUBLIC REGISTRY.

BEING THAT PARCEL OF LAND CONVEYED TO JUDY RAY LASTER, AS TO TRACT 1 AND 2 FROM JUDY RAY LASTER AND WILLIAM CARROLL KIRK BY THAT DEED DATED 05/23/1986 AND RECORDED 05/27/1986 IN DEED BOOK 488, AT PAGE 716 OF THE MARION COUNTY, TX PUBLIC REGISTRY.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254