

FILED FOR RECORD

22 SEP 12 PM 1:24

903 NORTH ALLEY
JEFFERSON, TX 75657

VICKIE SMITH
CO. CLERK-MARION CO

00000009415142

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE BY _____ DEPUTY

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 04, 2022

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 October 21, 2002 and recorded in Document VOLUME 655, PAGE 10 real property records of MARION County, Texas, with PEGGY T MCNEELY, grantor(s) and WASHINGTON MUTUAL BANK, FA, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PEGGY T MCNEELY, securing the payment of the indebtedness in the original principal amount of \$53,200.00, 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.
COPELL, TX 75019



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.

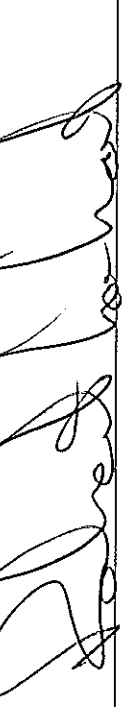
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead HARRIETT FLETCHER, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, AUCTION.COM, ROBERT LAMONT, SHERYL LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, OR ALLAN JOHNSTON 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.

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Certificate of Posting

My name is Robert LaMont, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on Sept. 12, 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 LaMont

Date: Sept. 12, 2022

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MARION

EXHIBIT "A"

THAT CERTAIN 0.35 ACRE TRACT OF LAND SITUATED IN THE STEPHEN SMITH SURVEY, A-345, MARION COUNTY, TEXAS, AND BEING LOTS 3, 4, AND THE EAST ½ OF LOT 5, PLOT 4, WHELAN HEIGHTS ADDITION, CITY OF JEFFERSON, AS RECORDED IN CABINET "A", SLIDE 31, PLAT RECORDS OF MARION COUNTY, TEXAS, BEING THE SAME TRACT SURVEYED BY INGRAM ENGINEERING AND SURVEYING AS SHOWN ON PLAT DATED MAY, 1991, SAID 0.35 ACRE OF TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: INGRAM PLAT)

BEGINNING AT A 40D NAIL SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF SEDBERRY STREET (50 FT ROW) AND THE WEST RIGHT-OF-WAY OF ALLEY STREET (62 FT ROW, PREVIOUSLY STATE HIGHWAY # 8) SAME BEING THE SOUTHEAST CORNER OF LOT 4, PLOT 4;

THENCE: S 89 DEGREES 48' 06" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SEDBERRY STREET, 198.47 FEET TO A ½" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: N 00 DEGREES 11' 54" W PARALLEL TO THE WEST LINE OF LOT 5, PLOT 4, 100.00 FEET TO A ½" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE: N 89 DEGREES 48' 06" E ALONG THE SOUTH LINE OF LOT 2 AND THE NORTH LINE OF LOT 5 AND LOT 3, 108.95 FEET TO A ½" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY OF ALLEY STREET FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 42 DEGREES 02' 03" E ALONG THE WEST RIGHT-OF-WAY OF ALLEY STREET, 134.22 FEET TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES OF LAND, MORE OR LESS.