

## Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

BY            DEPUTY

24 NOV -7 PM 3:24  
 WILBERRY WISE  
 OFFICE OF A RESERVE COMPONENT

<b>Deed of Trust Date:</b> August 16, 2014	<b>Original Mortgage/Grantor:</b> MARY ROBERTS VAN HOUTAN AND NATHAN VAN HOUTAN
<b>Original Beneficiary / Mortgage:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> SELECT PORTFOLIO SERVICING, INC
<b>Recorded in:</b> <b>Volume:</b> 889 <b>Page:</b> 358 <b>Instrument No:</b> 2555	<b>Property County:</b> MARION
<b>Mortgage Servicer:</b> Select Portfolio Servicing (O)	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr. Salt Lake City, Utah 84119- 3284

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$73,800.00, executed by MARY ROBERTS VAN HOUTAN; NATHAN VAN HOUTAN; HEARTH AND HOME PARTNERS LLC and payable to the order of Lender.

**Property Address/Mailing Address:** 308 E DOUGLAS ST, JEFFERSON, TX 75657

**Legal Description of Property to be Sold:** BEING A 0.3099 ACRE TRACT OF LAND IN THE STEPHEN SMITH SURVEY, ABSTRACT NO. 345, MARION COUNTY, TEXAS, SAID TRACT BEING PART OF LOT 8 AND ALL OF LOT 9, BLOCK 158, ALLEY ADDITION, CITY OF JEFFERSON, ACCORDING TO A CITY MAP PREPARED BY R.E.L. SNEAD, C.E. (1937) AND BEING THE SAME PROPERTY REFERENCED IN A DEED TO WAYMAN MOORE RECORDED IN VOLUME 574, PAGE 777, DEED RECORDS, MARION COUNTY, TEXAS, BEARINGS FOR THE HEREIN DESCRIBED 0.3099 ACRE TRACT ARE REFERENCED TO THE TRUE NORTH MERIDIAN AS DETERMINED BY SOLAR OBSERVATION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH ROD (WITH SURVEYORS CAP) FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY FOR FRIOU STREET (62' R.O.W.) AND THE SOUTH RIGHT-OF-WAY FOR DOUGLAS STREET (62' R.O.W.), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 7, BLOCK 158; FROM WHENCE, SOUTH 89 DEGREES 31' 23" EAST, ALONG THE RIGHT-OF-WAY FOR DOUGLAS STREET, PASSING AT 50.00 FEET THE COMMON CORNER OF LOTS 7 & 8, A TOTAL DISTANCE OF 60.00 FEET, TO A 1/2-INCH ROD (WITH SURVEYORS CAP) FOUND (PREVIOUSLY SET) FOR THE NORTHWEST CORNER AND POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT, FOUND A 1/2" ROD BEARS N 40 DEGREES 28' 48" W - 5.18';

THENCE CONTINUING, SOUTH 89 DEGREES 31' 23" EAST, ALONG THE RIGHT-OF-WAY FOR DOUGLAS STREET, PASSING AT 40.00 FEET THE COMMON CORNER OF LOTS 8 & 9, A TOTAL DISTANCE OF 90.00 FEET, TO A 1/2-INCH ROD (WITH SURVEYORS CAP) SET FOR THE NORTHEAST CORNER OF LOT 9 AND NORTHWEST CORNER OF LOT 10;

THENCE SOUTH 00 DEGREES 25' 10" WEST, ALONG THE COMMON BOUNDARY OF LOTS 9 & 10,



PASSING AT 74.99 FEET A 1/2-INCH ROD (WITH SURVEYORS CAP) FOUND FOR AN INNER CORNER OF LOT 10, A TOTAL DISTANCE OF 150.00 FEET, TO A 1/2-INCH ROD (WITH SURVEYORS CAP) FOUND FOR THE SOUTHEAST CORNER OF LOT 9 AND SOUTHWEST CORNER OF LOT 10, FOUND A 3/4" PIPE BEARS S 19 DEGREES 40' 41" W-3.82';

THENCE NORTH 89 DEGREES 31' 23" WEST ALONG THE SOUTH BOUNDARY OF LOT 9, PASSING AT 50.00 FEET, THE COMMON CORNER OF LOTS 9 & 8, A TOTAL DISTANCE OF 90.00 FEET, TO A 1/2-INCH ROD (WITH SURVEYORS CAP) FOUND (PREVIOUSLY SET) FOR CORNER. SAID POINT BEING LOCATED S 89 DEGREES 31' 23" E, 60.00 FEET FROM THE SOUTHWEST CORNER OF LOT 7, BLOCK 158;

THENCE NORTH 00 DEGREES 25' 10" EAST, ALONG A LINE PARALLEL TO THE COMMON BOUNDARY OF LOTS 7 & 8, 150.00 FEET, TO THE PLACE OF BEGINNING, CONTAINING A COMPUTED AREA OF 13,500 SQUARE FEET (0.3099 ACRES) OF LAND..

<b>Date of Sale:</b> December 3rd, 2024
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<b>Earliest time Sale will begin:</b> 10:00AM
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**Place of sale of Property:** Marion County Courthouse, 102 Austin Street, Jefferson, TX

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELECT PORTFOLIO SERVICING, INC*, the owner and holder of the Note, has requested Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SELECT PORTFOLIO SERVICING, INC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com whose address is 1 Mauchly Irvine, CA

92618 OR Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**

/s/William Attmore

William Attmore

Attorney for Select Portfolio Servicing, Inc.

State Bar No.:24064844

wattmore@rascrane.com

Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

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Irving, TX 75038

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Posted by Robert LaMont, November 7, 2024.