

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
SIMMONS, ESTATE OF CLYDE AND SALLIE
4381 COUNTY ROAD 4206, CAMPBELL, TX 75422

FHA 491-8569079703

Firm File Number: 18-030727

OCT 14 2021

BECKY LANDRUM
County Clerk, Hunt County, Tex.
By *[Signature]*

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 13, 2005, CLYDE SIMMONS AND SPOUSE, SALLIE SIMMONS, as Grantor(s), executed a Deed of Trust conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMPRO MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of HUNT COUNTY, TX and is recorded under Clerk's File/Instrument Number 6040 Volume 1298, Page 398, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 7, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Hunt county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Hunt, State of Texas:

BEING A TRACT OR PARCEL OF AND SITUATED IN HUNT COUNTY, TEXAS, BEING PART OF THE ANTHONY MCCHRISTIAN SURVEY, ABSTRACT NO. 683 AND BEING PART OF THE GEORGE W. WRIGHT SURVEY, ABSTRACT NO. 1082, BEING PART OF A 20.00 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH A VENDOR'S LIEN FROM JOE E. HILL AND WIFE, FAYE D. HILL TO W.D. TRAPP AND WIFE, MARY ELLEN TRAPP AS RECORDED IN VOLUME 889, PAGE 891, DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT A FENCE POST FOR A CORNER AT THE NORTHWEST CORNER OF SAID 20.00 ACRE TRACT, SAID POINT OF BEGINNING BEING AT THE INTERSECTION OF THE PROJECTED CENTER LINE OF HUNT COUNTY ROAD NO. 4206 AND A FENCE LINE, SAID POINT OF BEGINNING BEING FURTHER MARKED BY A 1/2 INCH IRON ROD FOUND AT A FENCE POST BEARING SOUTH 04 DEGREES 50 MINUTES 58 SECONDS EAST A DISTANCE OF 19.07 FEET;
THENCE SOUTH 85 DEGREES 03 MINUTES 37 SECONDS EAST ALONG THE NORTH LINE OF SAID 20.00 ACRE TRACT, A DISTANCE OF 53.61 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER, BEING FURTHER MARKED BY A TREE BEARING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 18.35 FEET;
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 752.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 299.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER ON THE EAST LINE OF SAID 20.00 ACRE TRACT;
THENCE SOUTH 03 DEGREES 06 MINUTES 39 SECONDS WEST ALONG THE EAST LINE OF SAID 20.00 ACRE TRACT, A DISTANCE OF 1787.83 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER AT THE SOUTHEAST CORNER OF SAID 20.00 ACRE TRACT ON THE NORTH RIGHT OF WAY OF THE LOUISIANA AND ARKANSAS RAILROAD;
THENCE NORTH 69 DEGREES 02 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID 20.00 ACRE TRACT AND THE NORTH RIGHT OF WAY OF LOUISIANA AND ARKANSAS RAILROAD, A DISTANCE OF 361.29 FEET TO A FENCE POST FOR A CORNER AT THE SOUTHWEST CORNER OF SAID 20.00 ACRE TRACT;

THENCE NORTH 05 DEGREES 26 MINUTES 48 SECONDS EAST ALONG A FENCE AND THE WEST LINE OF SAID 20.00 ACRE TRACT A DISTANCE OF 205.38 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER;
THENCE NORTH 03 DEGREES 57 MINUTES 17 SECONDS EAST ALONG A FENCE AND THE WEST LINE OF SAID 20.00 ACRE TRACT, A DISTANCE OF 902.54 FEET TO A 1/2 INCH IRON ROD SAT FOR A CORNER;
THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A FENCE AND THE WEST LINE OF SAID 20.00 ACRE TRACT, A DISTANCE OF 1281.53 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 14.081 ACRES OF LAND.

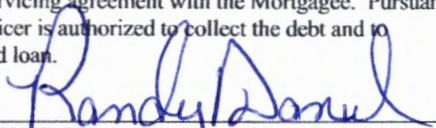
Property Address:

4381 COUNTY ROAD 4206
CAMPBELL, TX 75422

Mortgage Servicer:
Mortgagee:

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

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.


SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison,
Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana
Kamin, Lisa Bruno, Angie Useton, Tonya Washington,
Monica Henderson, Meryl Olsen, Misty McMillan,
Tiffiney Bruton, Auction.com, Randy Daniel or Cindy
Daniel or Liz Hach or Cheryl Harris
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.