

3-5 F-3

Our Case Number: 23-06333-FC

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 19, 2021, LANDON PAUL MASON, AN UNMARRIED MAN AND JAMES PAUL MASON, A MARRIED MAN AND MARY EVELYN MASON, SIGNING PRO FORMA TO PERFECT LIEN ONLY, executed a Deed of Trust/Security Instrument conveying to J. MARC HESSE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR SFMC LP DBA SERVICE FIRST MORTGAGE COMPANY ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2021-05706 in the DEED OF TRUST OR REAL PROPERTY RECORDS of HUNT COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument: and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 5, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 in **HUNT COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows: BEING A TRACT OF LAND SITUATED IN THE J.J. RIALS SURVEY, ABSTRACT NO. 871 CONVEYED TO FRED SPELL AS RECORDED IN VOLUME 552, PAGE 509 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE EAST RIGHT OF WAY LINE OF F.M. 1565, BEING THE NORTH CORNER OF SAID SPELL TRACT AND BEING THE WEST CORNER OF A TRACT OF LAND CONVEYED TO VICTORIA WHITNEY AS RECORDED IN VOLUME 1513, PAGE 279 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS; THENCE SOUTH 44 DEGREES 20 MINUTES 47 SECONDS EAST, PASSING A 1/2 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID WHITNEY TRACT, A WEST CORNER OF A TRACT OF LAND CONVEYED TO RICHARD WILSON AS RECORDED IN VOLUME 520, PAGE 580 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 1455.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO HEATH ROSS AS RECORDED IN VOLUME 746, PAGE 370 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS; THENCE SOUTH 38 DEGREES 35 MINUTES 32 SECONDS WEST, A DISTANCE OF 136.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE EAST CORNER OF A TRACT OF LAND CONVEYED TO KENNETH PITTMAN AS RECORDED IN VOLUME 12, PAGE 78 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS; THENCE NORTH 44 DEGREES 25 MINUTES 27 SECONDS WEST, A DISTANCE OF 1392.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE SAID EAST RIGHT OF WAY LINE OF F.M. 1565; THENCE NORTH 15 DEGREES 33 MINUTES 53 SECONDS EAST, A DISTANCE OF 158.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.459 ACRES OF LAND.

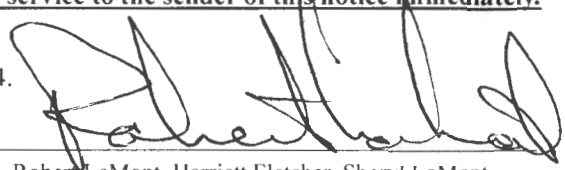
Property Address: 10783 FM 1565, TERRELL, TX 75160
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.


WITNESS MY HAND this 11th. day of January, 2024.



Robert LaMont, Harriett Fletcher, Sheryl LaMont,
Sharon St. Pierre, David Sims, Allan Johnston,
Ronnie Hubbard, Marinosci Law Group PC

FILED FOR RECORD
at 12:01 o'clock P M

JAN 11 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300