

23TX935-0050
11809 FM 751, WILLS POINT, TX 75169

1-4 = 5

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE SIMON F. PYLE SURVEY, ABSTRACT NO. 830, HUNT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO BILLY L. AND SHIRLEY A. MOORE, RECORDED IN VOLUME 728, PAGE 107, DEED RECORDS, HUNT COUNTY, TEXAS (TRACT ONE) AND BEING DESCRIBED BY METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF IN EXHIBIT "A".

Security Instrument:

Deed of Trust dated May 6, 2020 and recorded on May 7, 2020 as Instrument Number 2020-06971 in the real property records of HUNT County, Texas, which contains a power of sale.

Sale Information:

June 04, 2024, at 1:00 PM, or not later than three hours thereafter, at the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by SAM LYTTON MEANS secures the repayment of a Note dated May 6, 2020 in the amount of \$213,750.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED FOR RECORD
at 10:12 o'clock P M

APR 26 2024

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

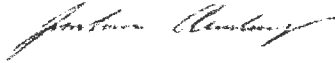


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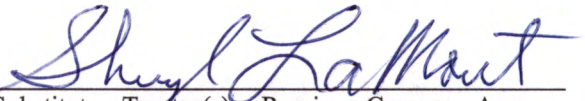
Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 26th day of April, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HUNT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Sheryl LaMont, April 26, 2024

EXHIBIT "A"

Being all that certain lot, tract or parcel of land situated in the Simon F. Pyle Survey, Abstract No. 830, in Hunt County, Texas and being the same land described in deed to Billy Joe Haggard, recorded in Instrument No. 2020-00134, Deed Records, Hunt County, Texas (D.R.H.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the East line of Farm to Market Road 751, at the Southwest corner of a tract of land described in deed to Kenneth W.L. Moore and wife, Karen Kay Moore, recorded in Volume 1227, Page 46 (D.R.H.C.T.) and at the Northwest corner of said Haggard tract;

THENCE North 88 degrees 39 minutes 57 seconds east, a distance of 801.11 feet to a 1/2 inch iron rod found for corner in the West line of a tract of land described in deed to James Carroll and Carol S. Carroll, husband and wife, recorded in Volume 354, Page 928 (D.R.H.C.T.) and at the Southeast corner of a tract of land described in deed to Wesley Lee Moore and Karen Kay Moore, spouse, recorded in Instrument No. 2009-15307 (D.R.H.C.T.);

THENCE South 01 degrees 59 minutes 26 seconds East, a distance of 300.00 feet to a point for corner in the said West line of Carroll tract, at the Northeast corner of a tract of land described in deed to Glenda P. Jefferies, R Keith Jefferies and W. Kerry Jefferies, recorded in Volume 91, Page 466 (D.R.H.C.T.), from which a 1/2 inch iron rod found bears for reference, South 81 degrees 33 minutes 01 seconds West, a distance of 1.09 feet;

THENCE South 88 degrees 39 minutes 57 seconds West, a distance of 690.95 feet to a 1/2 inch iron rod found for corner in the said West line of Farm to Market Road 751, at the Northwest corner of said Jefferies tract, said point being in a curve to the right, having a central angle of 09 degrees 56 minutes 52 seconds, a radius of 1849.86 feet and a chord bearing and distance of North 21 degrees 55 minutes 16 seconds West, 320.77 feet:

THENCE in a Northerly direction, with the said curve to the right, an arc distance of 321.17 feet to the PLACE OF BEGINNING and containing 225,284 square feet or 5.17 acres of land.