

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 16, 2018, JEFFREY SMITH AND AMBER SMITH, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to RICHARD A. RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2018-10958 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, JULY 2, 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: ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE CITY OF COMMERCE, HUNT COUNTY, TEXAS, A PART OF THE HILLARD MARLER SURVEY, AND BEING LOT 6, BLOCK B OF THE ASHWORTH ADDITION TO THE TOWN OF COMMERCE, TEXAS, AS OF PLAT RECORDED IN VOLUME 585, PAGE 391, DEED RECORDS OF HUNT COUNTY, TEXAS.

Property Address: 2511 PARK ST, COMMERCE, TX 75428
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.

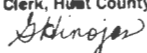
WITNESS MY HAND this 9th. day of May, 2024.



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

FILED FOR RECORD
at 2:13 o'clock PM

MAY 09 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