

#11

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 3rd day of December, 2024
Time: 1:00 PM or not later than three hours after that time
Place: AT Gaines County Courthouse, 101 South Main, Seminole, TX 79360 in Gaines County, Texas, or at the area most recently designated by the Gaines County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: March 19, 2014
Grantor(s): WILLIAM HAMILTON III, JOINED HEREIN PRO FORMA BY HIS SPOUSE, TASHA NICOLE HAMILTON
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for WR Starkey Mortgage, L.L.P., its successors and assigns
Original Principal: \$188,522.00
Recording Information: Deed Inst.# 2014-1458
Current Mortgagee/Beneficiary: Lakeview Loan Servicing, LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$188,522.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Gaines
Property Description: (See Attached Exhibit "A")
Property Address: 1405 County Road 237, Seminole, TX 79360
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019
File No.: 24-01445TX

FILED
10/24/2024 1:05P. m
Terri Berry, County Clerk
Gaines County, Texas
BY Missa Rodriguez

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Rob Peebles, Shelley Nail, Donna Trout, Cassie Martin, Zane Nail, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Auction.com

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

I am Shelley Nail **Certificate of Posting** whose address is Rankin. I declare
under penalty perjury that 04/24 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Gaines
County Clerk and caused it to be posted at the location directed by the Gaines County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038



EXHIBIT "A"

A 6.71 acre tract of land located near the Southeast corner of Section 71, Block AX, Public School Land, Gaines County, Texas, and being more particularly described as follows:

BEGINNING at a spindle set in pavement in the East line of said Section 71, for the Southeast corner of this tract, from which a 1/2" iron rod found at the Southeast corner of said Section 71 bears S.2°22'42"W. 50.00 feet (all bearings are compared to the Texas Coordinate System of 1983, North Central Zone, all distances are true at an averaged surface elevation;

THENCE N.2°22'42"E., along the East line of said Section 71 and along County Road 237, a distance of 620.00 feet to a spindle set for the Northeast corner of this tract;

THENCE N.87°42'47"W., at 50.00 feet pass a set 1/2" iron rod with cap marked "NEWTON SURVEYING", in all 190.00 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Northwest corner of this tract;

THENCE S.62°18'20"W. 71.52 feet to a corner of this tract;

THENCE S.44°27'28"W. 90.26 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for a corner of this tract;

THENCE S.2°22'42"W. 81.27 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set at beginning of a non-tangential curve, for a corner of this tract;

THENCE in a Southwesterly direction, along the arc of a circular curve to the right (radius = 1340.00 feet, Long Chord = S.56°05'53"W. 738.57 feet), a distance of 748.25 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Southwest corner of this tract;

THENCE S.87°42'47"E., at 857.77 feet pass a 1/2" iron rod with cap marked "NEWTON SURVEYING", in all 907.77 feet to the place of beginning; SAVE AND EXCEPT all oil, gas and other minerals.