

23-01968
12091 GARCIA RD, BATSON, TX 77519

FILED FOR RECORD

2023 JUN 22 AM 11:00

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *[Signature]*

- Property: The Property to be sold is described as follows:
SEE EXHIBIT "A"
- Security Instrument: Deed of Trust dated February 11, 2016 and recorded on February 16, 2016 at Instrument Number 2016-62536 in the real property records of HARDIN County, Texas, which contains a power of sale.
- Sale Information: August 1, 2023, at 10:00 AM, or not later than three hours thereafter, at the Commissioner's Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, 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 DALETON L HENRY secures the repayment of a Note dated February 11, 2016 in the amount of \$171,722.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.

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.



4788960

Arthur Jones

De Cubas & Lewis, P.A.
Arthur Jones, Attorney at Law
PO 14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Tommy Jackson

Substitute Trustee(s): Reid Ruple, Kathleen Adkins,
Evan Press, Cary Corenblum, Kristopher Holub,
Joshua Sanders, Renee Speight, Julian Perrine, Amy
Oian, Catrena Ward, Matthew Hansen, Maryna
Danielian, Dana Dennen, Tommy Jackson, Keata
Smith, Margie Allen, Kyle Barclay, Tiffany Beggs,
Stephanie Hernandez, Jami Grady, Christian Brooks,
Michael Kolak, Crystal Koza, Ron Harmon and Xome
employees included but not limited to those listed
herein.

c/o De Cubas & Lewis, P.A.
PO 14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 22 day of June, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARDIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Field Note Description:
1.347 Acre Tract Out Of The
Juan F. Calderon Survey, Abstract No. 144 &
BBB & C RR CO Survey, Abstract No. 101,
Hardin County, Texas
August 24, 2015

Being a 1.347 acre tract or parcel of land located partly in the Juan F. Calderon Survey, Abstract No. 144, Hardin County, Texas, and partly in the BBB & C RR CO Survey, Abstract No. 101, Hardin County, Texas and being a part of and out of a called 1.110 acre tract of land described in an instrument to Dale L. Henry recorded in Volume 1170, Page 750 of the Deed Records of Hardin County, Texas and a part of and out of a called 18.600 acre tract of land described in an instrument to Walter Henry Jr. recorded in Volume 1068, Page 587 of said Deed Records; said 1.347 acre tract being more fully described as follows;

Note: All bearings and coordinates referenced are hereby to the NAD83, Texas State Plane Coordinate System, Central Zone -4203- having a scale factor of 0.999976819 and a convergence mapping angle of 02°57'11" at N: 10,086,139.46' and E: 4,107,051.31', called bearings taken from record deed information and are not based on state plane.

Beginning at a 5/8" iron found in the North line of Garcia Road (Apparent 50' ROW), the Southeast corner of said 1.110 acre tract, the Southwest corner of that certain 24.901 acre tract of land described in an instrument to Don E. Evans Jr. recorded in Volume 1222, Page 363 of said Deed Records and marking the Southeast corner of the herein described tract;

Thence N 85°43'55" W along and with the North line of Garcia Road, the South line of said 1.110 acre tract and the South line of the herein described tract for a distance of 274.98 feet (N 81°11'00" W) to a 1/2" capped iron rod set for the Southwest corner of the herein described tract;

Thence N 02°08'55" E over and across the said 18.600 acre tract, the West line of the herein described tract for a total distance of 216.58 feet to a 1/2" capped iron rod set for the Northwest corner of the herein described tract;

Thence S 89°12'38" E over and across said 18.600 acre tract, the North line of the herein described tract for a distance of 247.94 feet to a 1/2" capped iron rod set within the West line of said 24.901 acre tract, marking the Northeast corner of the herein described tract;

Thence S 04°27'15" E along and with the West line of said 24.901 acre tract, the East line of said 18.600 acre tract, being the East line of the herein described tract, at 51.19 feet passing a 5/8" rod found for the Northeast corner of said 1.110 acre tract and continuing for a total distance of 234.18 feet (South) to the POINT AND PLACE OF BEGINNING, containing 1.347 acres of land, more or less.

EXHIBIT "A"
HOOKS TITLE & ABSTRACT COMPANY
GF NO. 58194
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2016-62536
GLENDA ALSTON
COUNTY CLERK
2016 Feb 16 at 04:21 PM
HARDIN COUNTY, TEXAS
By: AJ, DEPUTY