

2024 JAN -4 AM 10:15

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 28, 2010, STEVEN A. MITCHELL, JOINED HEREIN PRO FORMA BY HIS WIFE, SANDRA K. MITCHELL, executed a Deed of Trust/Security Instrument conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR HOUSTONIAN MORTGAGE GROUP, INC., D/B/A WESTBANK MORTGAGE GROUP ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2010-15390, in Book 1789, at Page 0700, in the DEED OF TRUST OR REAL PROPERTY RECORDS of HARDIN COUNTY, TEXAS; and

ANNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
Annie Becton

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, FEBRUARY 6, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at Hardin County Courthouse, 300 Monroe, Kountze, TX 77625 in **HARDIN 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 TRACT TWENTY-TWO (22), R. W. COOK ESTATE PARTITION AS SHOWN BY PLAT INCLUDED IN PARTITION DEED RECORDED IN VOLUME 405, PAGE 341, DEED RECORDS, HARDIN COUNTY, TEXAS. SAID TRACT BEING OUT OF THE A. ELLIS LEAGUE, ABSTRACT 19, HARDIN COUNTY, TEXAS.

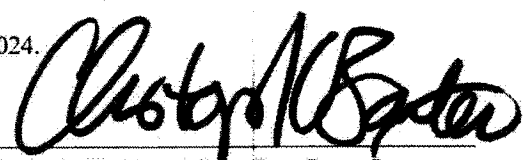
Property Address: 1185 COOK ROAD, SILSBEE, TX 77656
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

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 4th day of JANUARY, 2024.



Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Margie Allen, Kyle Bartley, Angie Brooks, Stephanie Hernandez, Christopher K. Baxter, Marinosci Law Group PC.

Substitute Trustee Address:

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