

Wanda L. Cleveland
470 North 7th Street
Silsbee, Texas 77656
Our file #0216-059F

ATTENTION SERVICE MEMBERS:
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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 29, 2001, Wanda L. Cleveland executed a Deed of Trust conveying to Jerry Baker, a Trustee, the Real Estate hereinafter described, to secure First Horizon Home Loan Corporation in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 01-06391 in the Real Property Records of Hardin County, Texas; and

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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 3, 2019, the foreclosure sale will be conducted in Hardin County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Hardin, State of Texas:

BEING ALL OF LOTS ONE (1), TWO (2) AND THREE (3), IN BLOCK SEVENTY-EIGHT (78) OF THE TOWN OF SILSБEE, TEXAS, ALSO BEING KNOWN AS THE SANTA FE TOWNSITE, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 242, PLAT RECORDS, HARDIN COUNTY, TEXAS.

Nationstar Mortgage LLC d/b/a Mr. Cooper is the mortgage servicer and mortgagee of the Deed of Trust. The address for Nationstar Mortgage LLC d/b/a Mr. Cooper is 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

FILED FOR RECORD

2019 AUG 12 PM 4: 31

GLENN A. ALSTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *[Signature]*

[Signature]
Margie Allen, Substitute Trustee, or
Kyle Barclay, Successor Substitute Trustee, or
Tommy Jackson, Successor Substitute Trustee, or
Amy Bowman, Successor Substitute Trustee, or
Reid Ruple, Successor Substitute Trustee, or
Kathleen Adkins, Successor Substitute Trustee, or
Evan Press, Successor Substitute Trustee, or
Cary Corenblum, Successor Substitute Trustee, or
Mariel Marroquin, Successor Substitute Trustee, or
Jim Dolenz, Successor Substitute Trustee, or
Paulette McCrary, Successor Substitute Trustee, or
Joshua Sanders, Successor Substitute Trustee, or
Kristopher Holub, Successor Substitute Trustee, or
Julian Perrine, Successor Substitute Trustee, or
Kinney Lester, Successor Substitute Trustee, or
Tommy Jackson, Successor Substitute Trustee, or
Ron Harmon, Successor Substitute Trustee, or
Tiffany Beggs, Successor Substitute Trustee

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

ACKNOWLEDGMENT

State of Texas)
)
County of _____)

This instrument was acknowledged before me on _____, 2019,
by _____.

[Notary Seal]

Notary Public's Signature

- the default was not cured and the subject Note was accelerated on February 26, 2016; and
- the loan is due for the December 1, 2013 payment and all subsequent payments.
- all principal, interest and other sums due under the terms of the Note and Security Instrument have been accelerated and are now due and owing. As of January 31, 2019, the total amount due on the Note is \$85,627.383 and is accruing interest at 7.50% per annum until fully paid.

(2) This is an *in rem* proceeding and the property to be foreclosed is commonly known as 470 North 7th Street, Silsbee, Texas 77656 (the "Property") which has the following legal description:

BEING ALL OF LOTS ONE (1), TWO (2) AND THREE (3), IN BLOCK SEVENTY-EIGHT (78) OF THE TOWN OF SILSBEE, TEXAS, ALSO BEING KNOWN AS THE SANTA FE TOWNSITE, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 242, PLAT RECORDS, HARDIN COUNTY, TEXAS.

(3) The Defendants are heirs of Wanda L. Cleveland. The name and last known address of each Defendant subject to this judgment is:

- Melissa Cleveland Payne, 2131 Papoose Trl, Crosby Texas 77532
- Tommy Lee Lynn Jr., 1521 S. 1st Street, Lufkin, Texas 75901.

(4) The heirs of Wanda L. Cleveland, Defendants Melissa Cleveland Payne and Tommy Lee Lynn Jr., are not obligated on the Note and were made parties to this suit solely due to their purported interest in the Property;

(5) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 01-06391 of the real property records of Hardin County, Texas; and

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff, its successors and assigns, may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

This is a final appealable judgment that disposes of all claims and parties.

SIGNED this 9 day of May, 2019.



JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: /s/ Kelly J. Harvey

Kelly J. Harvey

SBN: 09180150

Kelly@kellyharvey.com

P.O. Box 131407

Houston, Texas 77219

Tel. (832) 922-4000

Fax (832) 922-6262

ATTORNEYS FOR PLAINTIFF