

1205 Outlaw Ave, Silsbee, TX 77656

22-004130
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY: *[Signature]*

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.

1. Date, Time, and Place of Sale.

Date: 08/02/2022

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hardin County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/06/2009 and recorded in the real property records of Hardin County, TX and is recorded under Clerk's File/Instrument Number, 1737, Page 0294, with Jeremy Robinson and Kara Robinson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Compass Bank mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jeremy Robinson and Kara Robinson, securing the payment of the indebtedness in the original amount of \$80,738.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank Of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A TRACT OR PARCEL CONTAINING 0.62 ACRES OF LAND OUT OF AND A PART OF THE J. V. DAVIS SURVEY, ABSTRACT NUMBER 670, HARDIN COUNTY, TEXAS, AND ALSO BEING OUT OF AND A PART OF A 7.00 ACRE TRACT RECORDED IN VOLUME 289, PAGE 71, DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 0.62 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS OUTLAW, ALSO BEING NORTH 01 DEGREES 41 MINUTES 20 SECONDS EAST, 140.04 FEET FROM THE NORTHWEST CORNER OF A 0.37 ACRE TRACT RECORDED IN VOLUME 1218, PAGE 521, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS;

THENCE, NORTH 01 DEGREES 41 MINUTES 20 SECONDS EAST, (REFERENCE BEARING) ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OUTLAW FOR A DISTANCE OF 127.35 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS BAREFIELD;

THENCE, SOUTH 89 DEGREES 21 MINUTES 19 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BAREFIELD AT 7.53 FEET PASS A 5/8-INCH IRON FOUND FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 171.59 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;



THENCE, SOUTH 01 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG THE RESIDUE OF SAID 7.00 ACRE TRACT FOR A DISTANCE OF 179.79 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;

THENCE, NORTH 73 DEGREES 18 MINUTES 38 SECONDS WEST, ALONG THE RESIDUE OF SAID 7.00 ACRE TRACT FOR A DISTANCE OF 189.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.62 ACRES OF LAND.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Carrington Mortgage Services, as Mortgage Servicer, is representing the current Mortgagee whose address is:

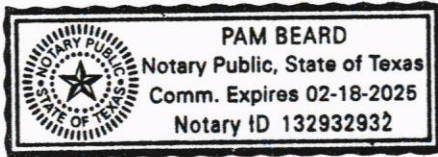
Bank Of America, N.A.
1600 South Douglass Road Suite 200-A
Anaheim, CA 92806

Margie Allen
SUBSTITUTE TRUSTEE
Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF HARDIN

Before me, the undersigned authority, on this day personally appeared Margie Allen, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23RD day of June, 2022.



Pam Beard
NOTARY PUBLIC in and for
HARDIN COUNTY
My commission expires: 2-18-25
Print Name of Notary:
Pam Beard

CERTIFICATE OF POSTING

My name is Margie Allen, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 6-23-22 I filed at the office of the Hardin County Clerk and caused to be posted at the Hardin County courthouse this notice of sale.

Margie Allen
Declarants Name: Margie Allen
Date: 6-23-22