

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 25, 2012, CARL L MOORE, JR, SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to HEATHER E KRAFT, as Trustee, the Real Estate hereinafter described, to MERS, INC., AS NOMINEE FOR MID AMERICA MORTGAGE INC. F/K/A SCHMIDT MORTGAGE COMPANY, AN OHIO CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2012-28013 , in Book N/A, at Page N/A, N/A in the DEED OF TRUST OR REAL PROPERTY RECORDS of HARDIN COUNTY, TEXAS; and

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, MARCH 1, 2022** 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 THE COMMISSIONER'S COURTROOM AREA OF THE COURTHOUSE 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 A TRACT OR PARCEL CONTAINING 1.495 ACRES OF LAND OUT OF AND A PART OF L. DELESIE LEAGUE, ABSTRACT NUMBER 35 AND ALSO OUT OF BLOCK 17 AND 25 OF THE HOUSTON OIL COMPANY ADDITION NO. 2 TO THE CITY OF SILSBEE AS RECORDED IN VOLUME L, PAGE 257 OF THE PLAT RECORDS OF HARDIN COUNTY, TEXAS AND ALSO OUT OF THE A.D. WINEGEART 3.00 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 427, PAGE 509 OF THE DEED RECORDS, SAID 1.495 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 2145 HIGHWAY 327, SILSBEE, TX 77656
Mortgage Servicer: MID AMERICA MORTGAGE
Noteholder: MID AMERICA MORTGAGE, INC.
1200 E CAMPBELL ROAD, RICHARDSON, TX 75071

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 29 day of Dec. 2021

Tommy Jackson
Reid Ruple, Kamleen 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, Ron Harmon, Keata Smith, Margie Allen, Tiffany Beggs, Carolyn Ciccio, Kyle Barclay, Marinosci Law Group PC

FILED FOR RECORD
2021 DEC 29 AM 10:49
GLENDA ALSTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY Haci June

Substitute Trustee Address:
Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300