

1244 MOYE RD  
THICKET, TX 77374

FILED FOR RECORD

2022 OCT 11 AM 10:28

00000009102930

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *blonde jones*

**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: November 01, 2022

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE COMMISSIONER'S COURTROOM AT THE FIRST FLOOR IN THE HARDIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 25, 2011 and recorded in Document CLERK'S FILE NO. 2011-19808 real property records of HARDIN County, Texas, with LARRY E JAMES, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LARRY E JAMES, securing the payment of the indebtednesses in the original principal amount of \$108,326.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. RIGHTPATH SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RIGHTPATH SERVICING  
P.O. BOX 619097  
DALLAS, TX 75261-9741



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, KRISTOPHER HOLUB, JOSHUA SANDERS, JULIAN PERRINE, AMY OIAN, MATTHEW HANSEN, JAMI HUTTON, ALEXIS BANKS, ALEENA LITTON, AARTI PATEL, AUCTION.COM, DANA DENNEN, CINDY DENNEN, AARON CRAWFORD, TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, KEVIN MCCARTHY, BEATRICE CARRILLO, MARGIE ALLEN OR KYLE BARCLAY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-11-22 I filed at the office of the HARDIN County Clerk and caused to be posted at the HARDIN County courthouse this notice of sale.



Declarants Name: Tommy Jackson

Date: 10-11-22



**EXHIBIT "A"**

BEING A TRACT OR PARCEL CONTAINING 4.92 ACRES OF LAND OUT OF AND A PART OF THE T. E. EDMONSON SURVEY, ABSTRACT NUMBER 200, HARDIN COUNTY, TEXAS, AND ALSO BEING OUT OF AND A PART OF A 27.50 ACRE TRACT RECORDED IN VOLUME 116, PAGE 383, DEED RECORDS OF HARDIN COUNTY, TEXAS, AND BEING THAT SAME CALLED 5.00 ACRE TRACT RECORDED IN VOLUME 147, PAGE 66, DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 4.92 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN AXLE FOUND BEING NORTH 89 DEG. 38 MIN. 12 SEC. EAST, A DISTANCE OF 306.45 FEET FROM A 2-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 27.50 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 4.92 ACRE TRACT;

THENCE, NORTH 89 DEG. 49 MIN. 24 SEC. EAST, ALONG THE SOUTH LINE OF SAID 27.50 ACRE TRACT FOR A DISTANCE OF 239.51 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE, NORTH 89 DEG. 34 MIN. 53 SEC. EAST, ALONG THE SOUTH LINE OF SAID 27.50 ACRE TRACT FOR A DISTANCE OF 367.13 FEET TO A 1/2-INCH IRON SET IN THE WEST RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS MOYE ROAD;

THENCE, NORTH, (BASIS OF BEARINGS) ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MOYE ROAD FOR A DISTANCE OF 354.77 FEET TO A 2-INCH IRON PIPE FOUND FOR CORNER;

THENCE, NORTH 89 DEG. 55 MIN. 19 SEC. WEST, ALONG THE RESIDUE OF SAID 27.50 ACRE TRACT FOR A DISTANCE OF 454.92 FEET TO A 1-INCH IRON PIPE FOUND FOR CORNER;

THENCE, NORTH 89 DEG. 34 MIN. 08 SEC. WEST, ALONG THE RESIDUE OF SAID 27.50 ACRE TRACT FOR A DISTANCE OF 151.93 FEET TO A 2-INCH IRON PIPE FOUND FOR CORNER;

TEHNCE, SOUTH 00 DEG. 02 MIN. 03 SEC. EAST, ALONG THE RESIDUE OF SAID 27.50 ACRE TRACT FOR A DISTANCE OF 354.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.92 ACRES OF LAND.