

FILED FOR RECORD
2022 AUG 11 AM 11:29

CONNIE BESTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
00000008032930
BY *Glaci J...*

10002 SWEETGUM ROAD
LUMBERTON, TX 77625

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: September 06, 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 June 30, 1998 and recorded in Document VOLUME 1151, PAGE 136; AS AFFECTED BY INSTRUMENT NO. 2019-92291 real property records of HARDIN County, Texas, with WILLIAM HAROLD COBB AND ROSE ROGERS, grantor(s) and MCA MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WILLIAM HAROLD COBB AND ROSE ROGERS, securing the payment of the indebtednesses in the original principal amount of \$49,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

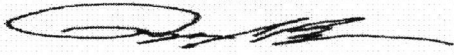
c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219



NTSS00000008032930

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.



Ryan Bourgeois

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 8-11-22 I filed at the office of the HARDIN County Clerk and caused to be posted at the HARDIN County courthouse this notice of sale.

Tommy Jackson

Declarants Name: Tommy Jackson

Date: 8-11-22

EXHIBIT "A"

BEING A 0.8173 ACRE TRACT OUT OF THE M. PEVITO SURVEY, ABSTRACT 419, HARDIN COUNTY, TEXAS, AND BEING THE SAME PROPERTY AS CONVEYED TO PATRICIA JUDINE BAXTER IN TRACTS I AND II RECORDED IN VOLUME 698, PAGE 411 OF THE HARDIN COUNTY DEED RECORDS, HARDIN COUNTY, TEXAS; SAID 0.8173 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT I AND BEING THE SOUTHWEST CORNER OF THE SAID 0.8173 ACRE TRACT;

THENCE NORTH 00 DEG. 44' 59" WEST (CALLED NORTH 00 DEG. 45' 20" WEST) WITH THE WEST LINE OF SAID TRACTS I AND II, A DISTANCE OF 200.05 FEET (CALLED 200.10 FEET) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF TRACT B OF SAID DEED AND THE NORTHWEST CORNER OF THE SAID 0.8173 ACRE TRACT;

THENCE NORTH 89 DEG. 19' 33" EAST (CALLED NORTH 89 DEG. 17' 56" EAST) ALONG THE NORTH LINE OF SAID TRACT II, A DISTANCE OF 176.64 FEET (CALLED 176.72 FEET) TO A 1 1/4" IRON PIPE FOUND ON THE WEST LINE OF SWEETGUM ROAD FOR THE NORTHEAST CORNER OF SAID TRACT II AND THE NORTHEAST CORNER OF THE SAID 0.8173 ACRE TRACT;

THENCE SOUTH 01 DEG. 33' 06" EAST (CALLED SOUTH 01 DEG. 33' 06" EAST) WITH THE EAST LINE OF SAID TRACT I AND II AND THE WEST LINE OF SWEETGUM ROAD, A DISTANCE OF 199.90 FEET (CALLED 200.10 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT I AND THE SOUTHEAST CORNER OF THE SAID 0.8173 ACRE TRACT;

THENCE SOUTH 89 DEG. 16' 16" WEST (CALLED SOUTH 89 DEG. 17' 31" WEST) ALONG THE SOUTH LINE OF SAID TRACT I, A DISTANCE OF 179.44 FEET (CALLED 179.50 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.8173 ACRES OF LAND MORE OR LESS.