

2023-008-FC

FILED FOR RECORD
SHELBY COUNTY, TEXAS

23-105335

Notice of Substitute Trustee's Sale

2023 APR 13 PM 1:32

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

SHIRLEY S. COOPER
COUNTY CLERK
BY _____ DEPUTY

Deed of Trust Date: December 22, 2008	Original Mortgagor/Grantor: SANDRA L LATHAM AND TOMMY LATHAM
Original Beneficiary / Mortgagee: JPMORGAN CHASE BANK, N.A WHICH IS ORGANIZED AND EXISTING UNDER THE LAWS OF THE U.S.A., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2009000020	Property County: SHELBY
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

* 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 property securing the above referenced loan.

Secures:Note in the original principal amount of \$72,090.00, executed by SANDRA L. LATHAM AND TOMMY L. LATHAM and payable to the order of Lender.

Property Address/Mailing Address: 568 COUNTY RD 1430, CENTER, TX 75935

Legal Description of Property to be Sold: THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE STATE OF TEXAS, COUNTY OF SHELBY, CITY OF CENTER, AND DESCRIBED AS FOLLOWS:

BEING 1.25 ACRES OF LAND, MORE OR LESS, ON THE DANIEL HOPKINS SURVEY, A -307, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED IN WARRANTY DEED FROM RICK L. CAMPBELL AND WIFE, TAMMY R. CAMPBELL, TO TOMMY L. LATHAM AND WIFE, SANDRA L. LATHAM, DATED JULY 2, 1999, RECORDED IN VOL. 861, PAGE 117, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH MARGIN OF GREENWOOD DRIVE, SAID ROD BEING FOUND FOR THE SWC OF THE ABOVE REFERENCED TRACT AND FOR THE SWC OF A 1.45 ACRE TRACT CONVEYED BY THOMAS HALEY TO JOHN L. SNIDER BY DEED RECORDED IN VOL. 676, PAGE 93, DEED RECORDS, SHELBY COUNTY, TEXAS;
THENCE S. 80° 38' 59"W. WITH THE NORTH MARGIN OF SAID ROAD FOR A DISTANCE OF 147.11 FT. TO A 3/8 INCH IRON ROD SET FOR THE SWC OF THE 1.25 ACRE TRACT AND FOR THE SEC OF A 1.753 ACRE TRACT CONVEYED BY DEWEY HOWARD TO ERIC M. MAGEE BY DEED RECORDED IN VOL. 803, PAGE 648, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS;
THENCE N. 10° 19' 25"W. WITH THE WEST LINE OF THE 1.25 ACRE TRACT FOR A DISTANCE OF 367.34 FT. TO A POINT FOR THE NWC OF THE 1.25 ACRE TRACT, A 1 INCH PIPE FOUND FOR THE WITNESS CORNER BEARS S. 10° 19' 25" E. A DISTANCE OF 6.39 FT. FROM SAID POINT;
THENCE N. 81° 35' 38"E. WITH THE NORTH LINE OF THE 1.25 ACRE TRACT FOR A DISTANCE OF



150.69 FT. TO A CONCRETE MONUMENT FOUND FOR THE NWC;
THENCE S. 9° 46' 18"E. WITH THE EAST LINE OF THE 1 .25 ACRE TRACT FOR A DISTANCE OF 364.82
FT. TO THE POINT OF BEGINNING, SAID DESCRIBED TRACT CONTAINING 1.25 ACRES, MORE OR
LESS.

Date of Sale: July 05, 2023	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: On the steps in the area within 100 feet of the southeastern front door of the Shelby County Courthouse provided for the holding of District Court, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC*, the owner and holder of the Note, has requested Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Sheryl LaMont, Robert LaMont, Sharon St. Pierre, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Sheryl LaMont, Robert LaMont, Sharon St. Pierre, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Sheryl LaMont, Robert LaMont, Sharon St. Pierre, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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

A handwritten signature in cursive script that reads "Sheryl LaMont". The signature is written in black ink and is positioned above a horizontal line.

SUBSTITUTE TRUSTEE

Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre OR Sheryl LaMont, Robert LaMont, Sharon St. Pierre, Allan Johnston or Ronnie Hubbard, Trustee Posted April 13, 2023.

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112