

24-027FC

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date:	12/22/2008
Grantor(s):	SANDRA L LATHAM, TOMMY LATHAM, WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP
Original Mortgage:	JPMORGAN CHASE BANK, N.A.
Original Principal:	\$72,090.00
Recording Information:	Instrument 2009000020
Property County:	Shelby
Property:	(See Attached Exhibit "A")
Reported Address:	568 COUNTY RD 1430, CENTER, TX 75935

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee:	Nationstar Mortgage LLC
Mortgage Servicer:	Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary:	Nationstar Mortgage LLC
Mortgage Servicer Address:	8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale:	Tuesday, the 4th day of February, 2025
Time of Sale:	1:00PM or within three hours thereafter.
Place of Sale:	Front steps of the Shelby County Courthouse located at 200 San Augustine Street, Center, Texas 75935 in Shelby County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Shelby County Commissioner's Court, at the area most recently designated by the Shelby County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Sheryl LaMont whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on November 26, 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Shelby County Clerk and caused it to be posted at the location directed by the Shelby County Commissioners Court.

By: 
Sheryl LaMont, November 26, 2024
Exhibit "A"

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 SEC 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 DEGREES 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 DEGREES 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 DEGREES 19' 25" E. A DISTANCE OF 6.39 FT. FROM SAID POINT;

THENCE N. 81 DEGREES 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 DEGREES 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.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2024 NOV 26 PM 2:04

JENNIFER L. FOUNTAIN
COUNTY CLERK

BY _____ DEPUTY