

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 11<sup>th</sup> DAY OF April, 2018

24-195614

Notice of Substitute Trustee's Sale

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)

<b>Deed of Trust Date:</b> August 31, 2018	<b>Original Mortgagor/Grantor:</b> CHRISTINE WALKER
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> NATIONSTAR MORTGAGE LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2018-156137	<b>Property County:</b> LAMAR
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC d/b/a/ Mr. Cooper	<b>Mortgage Servicer's Address:</b> 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 \$71,579.00, executed by CHRISTINE WALKER and payable to the order of Lender.

**Property Address/Mailing Address:** 217 DENTON ST, ROXTON, TX 75477

**Legal Description of Property to be Sold:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED WITHIN THE TOWN OF ROXTON, LAMAR COUNTY, TEXAS, A PART OF THE ELI BARNETT SURVEY, ABSTRACT NO. 48, ALSO BEING A PART OF LOT 4, BLOCK 9, OF DENTON'S SECOND ADDITION; ALSO BEING THE SAME LAND CONVEYED TO BRANDY S. HILLIARD AND JEREMY L. GREGG BY DEED RECORDED IN VOLUME 1390, PAGE 40 OF THE LAMAR COUNTY OFFICIAL PUBLIC RECORDS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT POST FOUND AT THE NORTHEAST CORNER OF THE SAID MONTSERRAT TRACT AND IN THE WEST LINE OF DENTON STREET;

THENCE SOUTH 4 DEGREES, 04 MINUTES, 50 SECONDS WEST WITH SAID WEST LINE A DISTANCE OF 80.40 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE SAID MONTESERRAT TRACT AND LOT 4;

THENCE NORTH 89 DEGREES, 40 MINUTES, 17 SECONDS WEST A DISTANCE OF 173.33 FEET TO AN



IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE SAID MONTSERRAT TRACT AND LOT 4;

THENCE NORTH 3 DEGREES, 37 MINUTES, 38 SECONDS EAST A DISTANCE OF 79.36 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID MONTSERRAT TRACT;

THENCE EAST A DISTANCE OF 174.03 FEET TO THE PLACE OF BEGINNING.

<b>Date of Sale:</b> June 04, 2024	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** The east foyer, just inside the first floor east entrance to the Lamar County Courthouse 119 North Main Street, Paris, Texas or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's 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 Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston 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, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston 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 Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston 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.



SUBSTITUTE TRUSTEE

Robert LaMont, Harriett Fletcher, Sheryl LaMont,  
Sharon St. Pierre OR Robert LaMont, Sheryl LaMont,  
Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre,  
Allan Johnston, Trustee Posted April 11, 2024.

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450 Alpharetta, GA 30004; PH:  
(470)321-7112