

23-03874  
7353 BISCAMP RD, SILSBEE, TX 77656

FILED FOR RECORD

2024 JAN -4 AM 10:14

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

CONNIE BECTON  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY *[Signature]*

Property: The Property to be sold is described as follows:  
  
SEE EXHIBIT A

Security Instrument: Deed of Trust dated June 30, 2015 and recorded on July 1, 2015 at Instrument Number 2015-56656 in the real property records of HARDIN County, Texas, which contains a power of sale.

Sale Information: March 5, 2024, at 10:00 AM, or not later than three hours thereafter, at the Commissioner's Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JOHN WAYNE WATTS secures the repayment of a Note dated June 30, 2015 in the amount of \$132,063.00. CONVENTIONAL/FHA/VA/RHS: NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**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.**



4806051

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
PO Box 5026  
Fort Lauderdale, FL 33310

*Tommy Jackson*

Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Tiffany Beggs, Stephanie Hernandez, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Ron Harmon and ServiceLink employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, Tommy Jackson, declare under penalty of perjury that on the 4 day of January, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARDIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

METES AND BOUNDS DESCRIPTION  
1.96 ACRE TRACT  
HENRY MCGILL LEAGUE  
ABSTRACT NUMBER 38  
HARDIN COUNTY, TEXAS

Being a tract or parcel containing 1.96 acres of land out of and a part of the Henry McGill League, Abstract Number 38, Hardin County, Texas, and also being out of and a part of Block 27 of the Southwestern Settlement and Development Company Farm Subdivision No. 1 and being out of a 31.08 acre tract conveyed by Southwestern Settlement and Development Company to Dulie Ashcraft dated November 21, 1953 and recorded in Volume 196, Page 15, Deed Records of Hardin County, Texas, said 1.96 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the North right-of-way line of a public road known as Biscamp and being the Southwest corner of a 1.04 acre tract recorded in Volume 853, Page 634, Deed Records of Hardin County, Texas;

THENCE, South 89 deg. 24 min. 00 sec. West, (reference bearing) along the North right-of-way line of said Biscamp for a distance of 196.51 feet (deed = 196.27 feet) to a 5/8-inch iron rod found for corner;

THENCE, North 00 deg. 29 min. 13 sec. West, along the residue of said 31.08 acre tract for a distance of 435.58 feet (deed = North 00 deg. 30 min. 00 sec. West, 438.85 feet) to a 1/2-inch iron rod found for corner;

THENCE, South 89 deg. 59 min. 12 sec. East, along the residue of said 31.08 acre tract for a distance of 196.66 feet (deed = South 89 deg. 58 min. 04 sec. East, 196.31 feet) to a 1/2-inch iron rod found at the Northwest corner of said 1.04 acre tract;

THENCE, South 00 deg. 28 min. 03 sec. East, along the West line of said 1.04 acre tract for a distance of 434.50 feet (deed = South 00 deg. 30 min. 00 sec. East, 434.75 feet) to the POINT OF BEGINNING and containing 1.96 acres of land.

AN

EXHIBIT "A"  
HOOKS TITLE & ABSTRACT COMPANY  
GF NO. 57174  
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