

**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: February 07, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE FRONT CENTER STEPS OF THE COURTHOUSE BUILDING ON HIGHWAY 287 IN GROVETON, TRINITY COUNTY, TEXAS 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 September 07, 2018 and recorded in Document VOL 1008 PAGE 0205 real property records of TRINITY County, Texas, with RICHARD ANTHONY ANDERSON AND CYNTHIA RENE ANDERSON HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RICHARD ANTHONY ANDERSON AND CYNTHIA RENE ANDERSON HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$83,460.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE, LLC 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



**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 ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, OR RONNIE HUBBARD 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.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the TRINITY County Clerk and caused to be posted at the TRINITY County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING .41 ACRE OF LAND, A PART OF THE M. G. CASTRO LEAGUE, ABSTRACT NO. 9, LOCATED IN THE CITY OF GROVETON, TRINITY COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 2.74 ACRES CONVEYED TO DANIEL HOLLIS, ET UX, BY CHARLES H. WITT BY DEED DATED JUNE 5, 1968, RECORDED IN VOL. 187, PAGE 377 OF THE DEED RECORDS OF TRINITY COUNTY, TEXAS, REFERENCE TO WHICH DEED AND ITS RECORD IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION OF SUCH 2.74-ACRE TRACT, AND THE LANDS CONVEYED HEREBY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF A 0.55 ACRE TRACT HERETOFORE CONVEYED BY DANIEL HOLLIS, ET UX, TO PETE L. MCWILLIAMS, ET UX, A GALVANIZED PIPE FOR CORNER FROM WHENCE BEARS THE NORTHEAST CORNER OF SAID 2.74 ACRE TRACT NORTH 30 EAST 266.6 FT;

THENCE SOUTH 30 DEGREES WEST WITH THE EAST BOUNDARY LINE OF THE SAID 2.74 ACRE TRACT 200 FT. TO THE SOUTHWEST CORNER OF LOT 6 OF WESTERN GARDENS SUBDIVISION, A GALVANIZED PIPE FOR CORNER IN THE NB LINE OF A FIFTY-FOOT STREET;

THENCE NORTH 60 DEGREES WEST WITH THE NORTH BOUNDARY LINE OF SAID STREET 90.2 FEET TO THE S.E. CORNER OF LOT NO. 3, A GALVANIZED PIPE FOR CORNER;

THENCE NORTH 30 DEGREES EAST WITH THE EAST BOUNDARY LINE OF LOT NO. 3, 200 FT. THE S. W. CORNER OF THE ABOVE REFERRED TO 0.55 ACRE TRACT OF LAND, A GALVANIZED PIPE FOR CORNER;

THENCE SOUTH 60 DEGREES EAST WITH THE SOUTH BOUNDARY LINE OF THE 0.55 ACRE TRACT 90.2 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.41 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH AN EASEMENT OVER AND ACROSS THAT CERTAIN .20 ACRE OF LAND, AND BEING A STREET 50 FEET IN WIDTH, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SE CORNER OF THE ABOVE DESCRIBED .41 ACRE TRACT;

THENCE NORTH 60 DEGREES WEST WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED .41 ACRE TRACT OF LAND AND ANOTHER .41 ACRE OF LAND, KNOWN AS LOT 3 OF THIS SUBDIVISION, A DISTANCE OF 180.4 FEET TO THE SW CORNER OF THE ABOVE REFERRED TO LOT 3, A GALVANIZED PIPE FOR CORNER;

THENCE SOUTH 30 DEGREES WEST 50 FEET TO A GALVANIZED PIPE FOR CORNER AT THE N. W. CORNER OF A .31 ACRE TRACT OF LAND, KNOWN AS LOT 5 OF THIS SUBDIVISION;

THENCE SOUTH 60 DEGREES EAST WITH THE NB LINE OF THE ABOVE REFERRED TO .31 ACRE TRACT, KNOWN AS LOT 5, AND ANOTHER .31 ACRE TRACT, KNOWN AS LOT 6 OF THIS SUBDIVISION 180.4 FEET TO A GALVANIZED PIPE FOR CORNER AT THE NE CORNER OF THE ABOVE REFERRED TO .31 ACRE TRACT, KNOWN AS LOT 6, SAME BEING THE N.W. CORNER OF LOT NO. 5 OF WESTERN GARDENS. SUBDIVISION;

THENCE NORTH 30 DEGREES EAST 50 FEET TO THE PLACE OF BEGINNING, CONTAINING .20 ACRE OF LAND, AND BEING A STREET 50 FEET WIDE BY 180.4 FEET LONG

**FILED**  
at 2:50 o'clock P M  
JAN 12 2023

SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS  
*[Signature]*