

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HAMILTON County

Deed of Trust Dated: April 28, 2014

Amount: \$94,387.00

Grantor(s): JOHN WATSON and SHERI WATSON

Original Mortgagee: FIRST NATIONAL BANK TEXAS DBA FIRST COMMUNITY MORTGAGE

Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Mortgagee Servicer and Address: c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, 8950 Cypress Waters Blvd., Coppel, TX 75019

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 20140638

Legal Description: BEING 0.64 OF AN ACRE OF LAND, SITUATED IN THE CITY OF HAMILTON, HAMILTON COUNTY, TEXAS, AND BEING OUT OF ALEXANDER PARKS SURVEY, ABSTRACT NUMBER 677, AND BEING OUT OF THE LAND THAT IS DESCRIBED IN A DEED FROM GEORGE G. TOLBERT, ET UX, TO JAMES L. SLONE, SR., ET UX, RECORDED IN VOLUME 457 AT PAGE 557, DEED RECORDS OF HAMILTON COUNTY, TEXAS, AND FURTHER DESCRIBED AS FOLLOWS;

Date of Sale: July 1, 2025 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HAMILTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JUANITA COX OR LINDA REPPERT, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, KRISTOPHER HOLUB, PATRICK ZWIERS, VIOLET NUNEZ, DYLAN RUIZ, AMY ORTIZ, LAMAR CRAVENS, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, KIM ANDERSON, RON ANDERSON, LOUIS STRARZEL, THOMAS L. SWEARINGEN, JUSTIN SLONE OR REYN ROSSINGTON A/K/A T. REYNOLDS ROSSINGTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgageor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

Anthony Adnan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-000915

Printed Name: Kevin Key

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

FILED FOR RECORD

at 3:40 o'clock P M

MAY 13 2025

County Clerk, Hamilton Co., Texas

POSTED

5/13/2025
KR

EXHIBIT "A"

Being 0.64 of an acre of land, situated in the City of Hamilton, Hamilton County, Texas, and being out of ALEXANDER PARKS SURVEY, ABSTRACT NUMBER 677, and being out of the land that is described in a deed from George G. Tolbert, et ux, to James L. Slone, Sr., et ux, recorded in Volume 457 at Page 557, Deed Records of Hamilton County, Texas, and further described as follows;

BEGINNING, at a 1/2 inch iron rod set in the Northline of West Gentry Street, and being the Southwest corner of said Slone Tract, and being the Southeast corner of a tract of land that is described in a deed to Jan Holder, recorded in Volume 418 at Page 211, said Deed Records, for the Southwest corner of this tract;

THENCE, N 18° 15' 46" E 150.00 feet, part way with a fence along the West line of said Slone tract, and the East line of said Holder tract, to a 3/8 inch iron rod found in a fence corner, at the Northeast corner of said Holder tract, and being the Southeast corner of a 0.93 acre tract of land that is described in a deed to Johann Jeschke, et ux, recorded in Volume 442 at Page 2, said Deed Records, for a corner of this tract;

THENCE, N 17° 22' 09" E 126.90 feet, with a fence along the West line of said Slone tract, and the East line of said 0.93 acre tract, to a 3/8 inch iron rod found in a fence, at the Northwest corner of said Slone tract, and being the Northeast corner of said 0.93 acre tract, and being in the Southwest line of the Graves-Moore Subdivision, as shown on the Plat recorded in Cabinet 1 at Slide 15, Plat Records of Hamilton County, Texas, for the Northwest corner of this tract;

THENCE, S 22° 58' 58" E 226.14 feet, with a fence along the Northeast line of said Slone tract, and being the Southwest line of said Graves-Moore Subdivision, to a 2 inch pipe post chain link fence corner at the occupied Northeast corner of said Slone tract, and being the North corner of a 0.10 acre tract of land that is described in a deed to Lloyd Gardner, recorded in Volume 268 at Page 578, said Deed Records, for the Northeast corner of this tract;

THENCE, S 17° 36' 00" W 101.70 feet, with a chain link fence along the occupied East line of said Slone Tract, and being the West line of said 0.10 acre tract, to a 1/2 inch iron rod set at the Southeast corner of said Slone tract, and the Southwest corner of said 0.10 acre tract, and being in the North line of West Gentry Street, for the Southeast corner of this tract;

THENCE, N 73° 43' 51" W 148.38 feet, with the North line of West Gentry Street, to the point of beginning and containing 0.64 of an acre of land.