



SEP 22 2022

*Cynthia K. Puff*  
County Clerk, Hamilton Co., Texas

401 WEST GENTRY STREET  
HAMILTON, TX 76531

0000009592775

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: November 01, 2022

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

Place: THE WEST CENTER STEPS OF THE HAMILTON COUNTY COURTHOUSE 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 April 28, 2014 and recorded in Document INSTRUMENT NO. 20140638 real property records of HAMILTON County, Texas, with JOHN WATSON AND SHERI WATSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN WATSON AND SHERI WATSON, securing the payment of the indebtednesses in the original principal amount of \$94,387.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.  
5151 CORPORATE DRIVE  
TROY, MI 48098

**POSTED**  
9-22-22



**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 LINDA J. REPERT, HOWARD WHITNEY, ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, KRISTOPHER HOLUB, PATRICK ZWIERS OR AUCTION.COM 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*

Israel Saucedo

Certificate of Posting

My name is KEVIN KEY, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-27-2027 I filed at the office of the HAMILTON County Clerk and caused to be posted at the HAMILTON County courthouse this notice of sale.

*Kevin Key*

Declarants Name: KEVIN KEY

Date: 9-27-2027



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 LLOYDA 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.

# FILED and RECORDED

Instrument Number: 20222147 B: RP V: 617 P: 152

Filing and Recording Date: 09/22/2022 01:17:29 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in black ink, appearing to read "Cynthia K. Puff", is written over a horizontal line.

Cynthia K. Puff, County Clerk  
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.