

NO. _____ TIME 3:00 PM

DEC 12 2022

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By [Signature]

NOTICE OF FORECLOSURE 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 OR 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.

Property to Be Sold. The property to be sold is described as follows: 11451 US 69, Warren, Texas 77664 (“the Property”) and legally described as:

Being all that certain tract or parcel of land situation in Tyler County, Texas, it being a part of Section No. 8, BBB & CRR Company Survey, Abstract No. 804, situated in the Town of Warren and on the east side of Highway No. 40 (Highway No. 69), Tyler County, Texas. Said tract being more particularly described by metes and bounds as follows:

BEGINNING 82 FEET S 12’ W FROM THE OLD FENCE CORNER, THIS BEING THE NW CORNER OF LOT 1;

THENCE S 12’ W 82 FEET AN IRON STAKE FOR CORNER;

THENCE EAST 107 FEET AN IRON STAKE FOR CORNER;

THENCE N 60 FEET TO STAKE FOR CORNER;

THENCE N 76’ W 90 FEET TO THE PLACE OF BEGINNING.

Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/18/2022 and recorded at Volume 1305, Page 051, Document No. 22-2486, with the real property records of Tyler County, Texas.

Date, Time, and Place of Sale. The sale is scheduled to be held at the following time and place:

Date: 01/03/2023 Time: 10:00 AM (or within three hours after)

Place: Tyler County, Texas at the following location:

Under the stairs of the north entrance of the Tyler County Courthouse, 100 West Bluff, Woodville, Texas 75979, or wherever else designated by the Commissioner

Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee or a Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any.

Obligations Secured. The Deed of Trust executed by LORETTA LYNN HAMONDS, provides that it secures the payment of the indebtedness in the original principal amount of \$79,490.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. TODD MOAK is the current mortgagee of the note and deed of trust and also acts as the mortgage servicer.

Substitute Trustee Appointed to Conduct Sale. In accordance with Texas Property Code, Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed **Erica Wright**, located at **1670 FM 1943 E, Warren, Texas 77664**, to act as Substitute Trustee by virtue of the Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED ABOVE 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.

Submitted by,



Shanon Keith Stanfield, Attorney-at-Law
SKS Law, PLLC
P.O. Box 684145
Austin, Texas 78768

CERTIFICATE OF POSTING AND FILING

I am **Todd Moak**, whose address is 9598 FM 1943 E, Warren, TX 77664. I declare under penalty of perjury that on **December 12, 2022**, I filed this Notice of Foreclosure Sale at the office of the Tyler County Clerk and caused it to be posted under the stairs of the north entrance of the Tyler County Courthouse, 100 West Bluff, Woodville, Texas, the area designated by the Commissioner's Court for posting foreclosure notices.