

25TX935-0217
4388 COUNTY ROAD 4505, COMMERCE, TX 75428

FILED FOR RECORD
at 1:21 o'clock 0 M

NOTICE OF FORECLOSURE SALE

AUG 07 2025

Property:

The Property to be sold is described as follows:

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinson*

SEE EXHIBIT A

Security Instrument:

Deed of Trust dated December 7, 2023 and recorded on December 8, 2023 as Instrument Number 2023-23794 in the real property records of HUNT County, Texas, which contains a power of sale.

Sale Information:

October 07, 2025, at 1:00 PM, or not later than three hours thereafter, at the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, 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 AMBER NICOLE HUTT secures the repayment of a Note dated December 7, 2023 in the amount of \$162,393.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC 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.

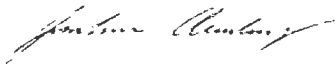


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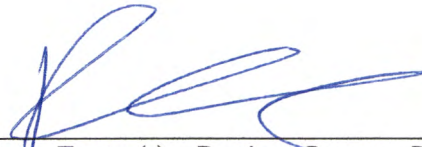
Substitute Trustee(s): Ramiro Cuevas, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Tionna Hadnot, Misty McMillan, Shawn Schiller, Jackie Perkins, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Margaret Rosanne Kayl, Richard Paul Carr Jr, Robert LaMont, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Auction.com, LLC, Dustin George

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



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c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Richard Carr Jr, declare under penalty of perjury that on the 7 day of August, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HUNT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

Being a tract of land situated in the J.W. Wood Survey, Abstract No. 1174, Hunt County, Texas and being all that certain called 0.47 acre tract of land conveyed from Sam D. Merrill to Barbara Annette Merrill per General Warranty Deed as recorded in Document No. 2009-8361 of the Official Public Records, Hunt County, Texas and being more particularly described as follows:

Beginning at a 1/2" iron rod found for corner in the center of County Road No. 4505, said point being the Northeast corner of said 0.47 acre tract and also being the South 00°00'52" East a distance of 326.56 feet from the Westerly Northeast corner of Mertin tract per Partition Deed described as "Tract 1" and recorded in Volume 736, Page 429 of the Deed Records, Hunt County, Texas, from which a 1/2" iron rod found for reference bears South 86°27'36" West a distance of 21.94 feet;

Thence, South 00°00'52" East, along the center of said road, a distance of 143.39 feet to a 1/2" rod with orange plastic cap stamped "WISDOM RPLS 3646" found for corner;

Thence, South 86°05'55" West, a distance of 12.63 feet to a 1/2" rod with orange plastic cap stamped "WISDOM RPLS 3646" found for corner at a fence corner;

Thence, North 83°11'28" West, along a fence, a distance of 156.75 feet to a fence corner post found for corner;

Thence, North 07°58'32" West, a distance of 117.40 feet to a 1/2" iron rod found for corner;

Thence, North 86°27'36" East, along a fence, a distance of 152.21 feet to the Point of Beginning and containing 21,001 square feet or 0.482 acres of land.