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TIME 11:00 A

BY: Angel Clerk

SANDRA K. DUCKWORTH, COUNTY CLERK

Notice of Trustee's Sale

Date: November 12, 2021

Trustee: William S. Morian, Jr.

Trustee's Address: **MORIAN ★ KAHLA**
Attorneys at Law, LLP
270 East Lamar
Jasper, Texas 75951

Mortgagee: Julie Marie Simmons

Lienholder: Nationstar Mortgage, LLC d/b/a Mr. Cooper

Note: Note dated November 19, 2019 in the amount of $290,000.00

Deed of Trust

Date: November 19, 2019

Grantor: Mark Edward Simmons

Mortgagee: Julie Marie Simmons

Recording information: Volume 725, Page 904 of the Official Public Records of Newton County, Texas

Property:

TRACT ONE:
BEING a part of Abstract 576 of the W.C. Willis Survey, Newton County, Texas and being a portion of that tract of land called 15.00 acres in a Warranty Deed to Charles E. and Betty Simmons recorded in Volume 308 Page 318 of the Deed Records of Newton County, Texas. Said parcel of land being more particularly described as follows: BEGINNING at a 5/8" iron rod set in the northeast line of said 15.00 acre tract and the southwest right of way of FM 2626 for the most northerly corner of this tract; THENCE South 62°14'08" West a distance of 325.60 feet bisecting said 15.00 acre tract to a 5/8" iron rod set in a pasture for a northerly northwest corner of this tract; THENCE South 27°54'24" East a distance of 107.59 feet to a 5/8" iron rod set for an ell corner of this tract; THENCE South 62°20'19" West a distance of 287.56 feet to a 5/8" iron rod set for the most westerly northwest corner of this tract; THENCE 0°0'33" East a

distance of 307.88 feet to a 5/8" iron rod set for the most southerly corner of this tract; THENCE North 62°14'08" East a distance of 737.44 feet to a 5/8" iron rod set in the southwest right of way of FM 2626 and the northeast line of said 15.00 acre tract for the most easterly corner of this tract; THENCE North 24°50'02" West a distance of 268.11 feet to a concrete right of way monument found; THENCE North 25°8'19" West a distance of 111.89 feet; to the point or place of beginning containing 217800.162 square feet, 5.00 acres, more or less.

TRACT TWO:
BEING 0.389 of an acre tract or parcel of land located in the W. C. Willis Survey, Abstract 576, Newton County, Texas and being out of a remainder of a called 15.68 acre tranced conveyed to Charles Simmons by a deed recorded in Volume 276 Page 55 of the Deed Records of Newton County, Texas. Said parcel of land being more particularly described as follows: BEGINNING at ½" iron rod with 6569 (set) for the south corner of this tract, said iron rod being in a southerly north line of a called 5.00 acre tract conveyed to Mark Simmons recorded in Volume 498 Page 201 of the Official Public Records of Newton County, Texas, where a nail found bears S 58° 14'12" W a distance of 129.57' for reference; THENCE N. 32°00; 18" W bisecting said Charles Simmons' 15.68 acre remainder tract a distance of 107.22' to a ½" iron rod with MSS 6569 (set) for the west corner of this tract; THENCE N. 58°06'16" E continuing to bisect said Charles Simmons 15.68 remainder trance a distance of 157.70' to 1/2:" iron rod with MSS 6569 (set) for the north corner of this tract, being the most northerly northwest corner of said Mark Simmons' 5.0 acre tract; THENCE with the common westerly line of said Mark Simmons' 5.0 acre tract; S. 32°00'08" E a distance of 107.59' to a nail found for the east corner of this tract, being an ell corner of said Mark Simmons' 5.0 acre tract; S. 58°14'12" W. a distance of 157.69', to the point of beginning and containing 0.389 of an acre. This property being the same property described in the General Warranty Gift Deed dated October 18, 2019 from Charles E. Simmons and Betty Simmons, husband and wife to Mark Edward Simmons, spouse of Julie Marie Simmons, dealing with separate property and recorded at Volume 723 Page 556 of the Official Public Records of Newton County, Texas.

County: Newton County, Texas

Date of Sale (first Tuesday of month): December 7, 2021

Time of Sale: 10:00 a.m.

Place of Sale: The East Door of the Newton County Courthouse or as designated by the County Commissioners.

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.

William S. Morian, Jr. is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

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By: _____
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