

23-111922

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

<b>Deed of Trust Date:</b> September 28, 2020	<b>Original Mortgagor/Grantor:</b> HELEN R. MCBRIDE
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 175027-2020	<b>Property County:</b> LAMAR
<b>Mortgage Servicer:</b> NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd, Coppell, TX 75019

\* 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 property securing the above referenced loan.

**Secures:** Note in the original principal amount of \$130,000.00, executed by HELEN R. MCBRIDE and payable to the order of Lender.

**Property Address/Mailing Address:** 3044 BONHAM ST, PARIS, TX 75460

**Legal Description of Property to be Sold:** BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE ASA JARMAN SURVEY, ABSTRACT NO. 479, BEING LOT 25, BLOCK 2 AS SHOWN BY REPLAT OF THE MAYER ADDITION, RECORDED IN ENVELOPE NO. 307B OF THE LAMAR COUNTY PLAT RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRONPIN FOUND FOR CORNER AT THE INTERSECTION OF THE NORTH LINE OF BONHAM STREET WITH THE EAST LINE OF 31ST STREET N.E., THE SOUTHWEST CORNER OF SAID LOT 25;

THENCE NORTH (BASIS OF BEARING PER PLAT ENVELOPE NO. 307B LAMAR COUNTY PLAT RECORDS) WITH SAID EAST LINE A DISTANCE OF 104.85 FEET TO A 1/2 INCH IRON PIN FOUND FOR CORNER (CAPPED CHANEY 4057), THE NORTHWEST CENTER OF LOT 25 AND THE SOUTHWEST CORNER OF LOT 25A, BLOCK 2 AS SHOWN BY SAID REPLAT;

THENCE NORTH 89°43' EAST WITH THE COMMON LINE OF LOTS 25 AND 25A A DISTANCE OF 93.03 FEET TO A 1/2 INCH IRON PIN FOUND FOR CORNER (CAPPED CHANEY 4057), THE NORTHEAST CORNER OF SAID LOT 25;

THENCE SOUTH 0°18'20" EAST WITH THE EAST LINE OF SAID LOT 25 AND THE WEST LINE OF LOT 26, BLOCK 2 OF SAID ADDITION CONVEYED TO LEAH PEDERSON BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 133589-2016 A DISTANCE OF 105.16 FEET TO A 1/2 INCH IRON PIN FOUND FOR CORNER IN THE NORTH LINE OF BONHAM STREET:



THENCE SOUTH 89°54'26" WEST WITH SAID NORTH LINE A DISTANCE OF 93.59 FEET TO THE POINT OF BEGINNING.

<b>Date of Sale:</b> June 06, 2023	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

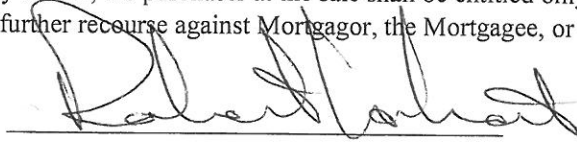
**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION*, the owner and holder of the Note, has requested Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston whose address is whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston whose address is whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston whose address is whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston OR Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Trustee Posted May 4, 2023.

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112