

25-02001

4013 SHEFFIELD LANE, LUMBERTON, TX 77657

FILED FOR RECORD

2025 JUN 18 PM 3: 13

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *[Signature]*

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated September 26, 2006 and recorded on October 2, 2006 at Book 1582 and Page 870 in the real property records of HARDIN County, Texas, which contains a power of sale.

Sale Information: August 5, 2025, at 10:00 AM, or not later than three hours thereafter, at the Commissioner's Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, 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 JEFFREY W. MOSES A/K/A JEFFREY MOSES AND CARI MOSES secures the repayment of a Note dated September 26, 2006 in the amount of \$112,500.00. "SELECT PORTFOLIO SERVICING, INC.", UNLESS THIS WOULD CREATE A TRANSFER TAX OBLIGATION AT TRANSFER OF TITLE, IN WHICH CASE, USE "FEDERAL HOME LOAN MORTGAGE CORPORATION" (PURSUANT TO THE FREDDIE MAC SERVICING GUIDE), whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and Note and Select Portfolio Servicing, Inc. 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.

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.



4845811

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Keata Smith

Substitute Trustee(s): Tommy Jackson, Keata Smith,
Stephanie Hernandez, Margie Allen, Angelia Brooks
ServiceLink ASAP

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Keata Smith, declare under penalty of perjury that on the 18th day of June, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARDIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

BEING a tract or parcel of land containing 1.60 acre tract of land out of and a part of the Francisco Arriola Survey, Abstract 2, in Hardin County, Texas; and also being a part of a 331.89 acre tract as described in Volume 523, Page 411, of the Deed Records of Hardin County; said 1.60 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found at the intersection of the North right-of-way line of a public road known as Sheffield Lane and the West right-of-way line of a public road known as Fawn Drive;

THENCE South 89°35'18" West along the North right-of-way line of said Sheffield Lane, a distance of 1281.48 feet (called 1281.46 feet) to a 3/8" iron rod set for the POINT OF BEGINNING of the 1.60 acre tract herein described;

THENCE continuing South 89°35'18" West (reference bearing) along the said North right-of-way line of said Sheffield Lane, a distance of 198.47 feet (called 198.47 feet) to a 1/2" iron rod found for corner;

THENCE North 00°48'05" West (called North 00°49'12" West), a distance of 321.27 feet (called 321.27 feet) to a 1/2" iron rod found for corner;

THENCE North 72°27'44" East (called North 72°39'55" East) along the South line of a 7.90 acre tract recorded in Volume 740, Page 761, of the Deed Records of Hardin County, a distance of 187.19 feet (called 187.74 feet) to a 1 1/2" iron pipe found for corner, said pipe being located in a ditch, from said pipe a 1/2" iron pipe bears South 20°47'52" East ~13.04 feet for reference;

THENCE South 89°23'38" East (called North 89°35'18" East) along the South line of said 7.90 acre tract for a distance of 19.02 feet (called 18.52 feet) to a 1/2" iron rod found for corner;

THENCE South 00°49'33" East (called South 00°48'44" East) along the residue of said 331.89 acre tract for a distance of 375.96 feet (called 375.92 feet) to the POINT OF BEGINNING and containing 1.60 acres of land.