

3298 COLONIAL DR  
KOUNTZE, TX 77625

FILED FOR RECORD

2025 JUN -5 PM 2: 37

CONNIE BECTON 00000010458123  
COUNTY CLERK  
HARDIN COUNTY, TEXAS  
BY: *[Signature]*

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.**

**1. Date, Time, and Place of Sale.**

Date: July 01, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE COMMISSIONER'S COURTROOM AT THE FIRST FLOOR IN THE HARDIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 24, 1993 and recorded in Document VOLUME 991, PAGE 706 real property records of HARDIN County, Texas, with ROGER BOBBITT AND WIFE, SHARLENE BOBBITT, grantor(s) and KENNETH SIRMONS D/B/A SIRMONS' HOMES, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROGER BOBBITT AND WIFE, SHARLENE BOBBITT, securing the payment of the indebtednesses in the original principal amount of \$59,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LEGACY MORTGAGE ASSET TRUST 2018-RPL2 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, KEVIN MCCARTHY, BEATRICE CARRILLO, MARGIE ALLEN OR KYLE BARCLAY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Keata Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6-5-25 I filed at the office of the HARDIN County Clerk and caused to be posted at the HARDIN County courthouse this notice of sale.

Keata Smith

Declarants Name: Keata Smith

Date: 6-5-25

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HARDIN

**EXHIBIT "A"**

THAT CERTAIN 1.074 ACRE TRACT OUT OF THE J. B. WALLACE SURVEY, HARDIN COUNTY, TEXAS, AND BEING LOT 12 OF BLOCK C OF COLONIAL ACRES ADDITION, AN UNRECORDED PLAT, SAID 1.074 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 3/4 IRON ROD FOUND IN THE SOUTH LINE OF COLONIAL DRIVE, A 60 FOOT RIGHT-OF-WAY FOR THE NORTHEAST CORNER OF SAID LOT 12 BEING THE NORTHWEST CORNER OF LOT 11, OF SAID BLOCK C AND THE NORTHEAST CORNER OF SAID 1.074 ACRE TRACT;

THENCE SOUTH 01° 39' 00" EAST, ALONG THE COMMON LINE BETWEEN SAID LOTS 12 AND 11, A DISTANCE OF 468.00 FEET TO A 3/4" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 12, THE SOUTHWEST CORNER OF SAID LOT 11, THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK C, THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK C, AND THE SOUTHEAST CORNER OF SAID 1.074 ACRE TRACT;

THENCE SOUTH 88° 21' 00" WEST, ALONG THE COMMON LINE BETWEEN SAID LOTS 12 AND 3 A DISTANCE OF 100.00 FEET TO A 3/4" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 12, THE NORTHWEST CORNER OF SAID LOT 3, THE NORTHEAST CORNER OF LOT 2 OF SAID BLOCK C, THE SOUTHEAST CORNER OF LOT 13 OF SAID BLOCK C AND THE SOUTHWEST CORNER OF SAID 1.074 ACRE TRACT;

THENCE NORTH 01° 39' 00" WEST, ALONG THE COMMON LINE BETWEEN SAID LOTS 12 AND 13, A DISTANCE OF 468.00 FEET TO A 5/8" IRON ROD SET IN THE SAID SOUTH LINE OF COLONIAL DRIVE FOR THE NORTHWEST CORNER OF SAID LOT 12, THE NORTHEAST CORNER OF SAID LOT 13 AND THE NORTHWEST CORNER OF SAID 1.074 ACRE TRACT;

THENCE NORTH 88° 21' 00" EAST, ALONG THE SAID SOUTH LINE OF COLONIAL DRIVE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.074 ACRES OF LAND, MORE OR LESS.