

FILED FOR RECORD  
CLERK  
MORRIS COUNTY, TEXAS  
2023 JUN -8 AM 11:52

2127 COUNTY ROAD 3343  
OMAHA, TX 75571

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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: August 01, 2023  
Time: The sale will begin at 10:00 AM or not later than three hours after that time.  
Place: THE FRONT (EAST) DOOR, OF THE MORRIS 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 September 26, 2017 and recorded in Document INSTRUMENT NO. 2017-001349 real property records of MORRIS County, Texas, with LANCE HAMPTON AND AMY HAMPTON, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LANCE HAMPTON AND AMY HAMPTON, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$142,373.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CMG MORTGAGE, INC. 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618



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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 HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, OR SHARON ST. PIERRE 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the MORRIS County Clerk and caused to be posted at the MORRIS County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**

BEING A TRACT OF LAND LOCATED IN THE THOMAS Y. BUFORD SURVEY, ABSTRACT NO. 3, MORRIS COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 18.98 ACRE TRACT CONVEYED TO V.C. MOTLEY IN A DEED FOUND IN VOLUME 147, PAGE 773 OF THE DEED RECORDS OF MORRIS COUNTY, TEXAS, AND ALL OF A CALLED 3.035 ACRE TRACT CONVEYED TO V.C. MOTLEY AND WIFE, BONNIE RUTH MOTLEY IN A DEED FOUND IN VOLUME 187, PAGE 347 OF THE DEED RECORDS OF MORRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND, NEAR THE CENTERLINE OF COUNTY ROAD NO. 3343, AT THE SOUTHEAST CORNER OF SAID 18.98 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 12.65 ACRE TRACT CONVEYED TO WILEY HOPE MOTLEY IN A DEED FOUND IN VOLUME 158, PAGE 286 OF THE DEED RECORDS OF MORRIS COUNTY, TEXAS, THE SAME LYING IN THE WEST LINE OF A CALLED 110 ACRE TRACT CONVEYED TO LENORA SUE WAITS KIRK IN A DEED FOUND IN VOLUME 434, PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF MORRIS COUNTY, TEXAS;

THENCE SOUTH 87°43'10" WEST ALONG THE SOUTH LINE OF SAID 18.98 ACRE TRACT AND THE NORTH LINE OF SAID 12.65 ACRE TRACT, AND AT A DISTANCE OF 22.9 FEET PASSING THE SOUTHERN EDGE OF A 12" WOODEN FENCE CORNER, THEN CONTINUING ON, GENERALLY ALONG A FENCE, FOR A TOTAL DISTANCE OF 962.36 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "DENNEY" SET, ON THE NORTH SIDE OF A 10" WOODEN FENCE CORNER, AT THE SOUTHWEST CORNER OF SAID 18.98 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 12.65 ACRE TRACT, THE SAME LYING IN THE EAST LINE OF A CALLED 41 ACRE TRACT CONVEYED TO SARAH FRANCES PEACE COLLIER IN A DEED FOUND IN VOLUME 371, PAGE 567 OF THE OFFICIAL PUBLIC RECORDS OF MORRIS COUNTY, TEXAS;

THENCE NORTH 03°11'54" WEST ALONG THE WEST LINE OF SAID 18.98 ACRE TRACT AND THE EAST LINE OF SAID 41 ACRE TRACT, GENERALLY ALONG A FENCE, FOR A DISTANCE OF 142.94 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "MCNUTT" FOUND AT THE NORTHEAST CORNER OF SAID 41 ACRE TRACT AND THE SOUTHERNMOST SOUTHEAST CORNER OF A CALLED 61.0 ACRE TRACT CONVEYED TO NORMAN BARTH AND NINA BARTH IN A DEED FOUND IN VOLUME 501, PAGE 338 OF THE OFFICIAL PUBLIC RECORDS OF MORRIS COUNTY, TEXAS, FROM WHICH A 10" WOODEN FENCE CORNER BEARS SOUTH 1° WEST A DISTANCE OF 47.5 FEET, AND AN AXLE FOUND ON THE SOUTH HIGH BANK OF A CREEK BEARS NORTH 07°57'05" EAST A DISTANCE OF 8.89 FEET;

THENCE NORTH 24°42'31" EAST, GRADUALLY LEAVING A FENCE, ALONG THE WEST LINE OF THE REMAINDER OF SAID 18.98 ACRE TRACT AND AN EAST LINE OF SAID 61.0 ACRE TRACT FOR A DISTANCE OF 796.20 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "MCNUTT" FOUND AT THE NORTHWEST CORNER OF THE REMAINDER OF SAID 18.98 ACRE TRACT AND AN ELL CORNER OF SAID 61.0 ACRE TRACT;

THENCE NORTH 87°43'04" EAST ALONG THE NORTH LINE OF SAID 18.98 ACRE TRACT AND A SOUTH LINE OF SAID 61.0 ACRE TRACT, AND AT A DISTANCE OF APPROXIMATELY 85 FEET PASSING THROUGH A NORTHEASTERLY/SOUTHWESTERLY FENCE, THEN CONTINUING ON FOR A TOTAL DISTANCE OF 143.91 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "MCNUTT" FOUND AT A SOUTHEAST CORNER OF SAID 61.0 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 3.035 ACRE TRACT, FROM WHICH A RAILROAD SPIKE FOUND BEARS SOUTH 77°00'13" WEST A DISTANCE OF 4.85 FEET;

THENCE NORTH 01°04'57" WEST, GRADUALLY NEARING SAID FENCE, ALONG THE WEST LINE OF SAID 3.035 ACRE TRACT AND AN EAST LINE OF SAID 61.0 ACRE TRACT FOR A DISTANCE OF 361.42 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "MCNUTT" FOUND AT THE NORTHWEST CORNER OF SAID 3.035 ACRE TRACT AND AN ELL CORNER OF SAID 61.0 ACRE TRACT, FROM WHICH A 3/8" IRON ROD FOUND BEARS SOUTH 63°57'40" EAST A DISTANCE OF 2.34 FEET;

THENCE SOUTH 74°28'32" EAST, GENERALLY ALONG A FENCE, ALONG THE NORTH LINE OF SAID 3.035 ACRE TRACT AND A SOUTH LINE OF SAID 61.0 ACRE TRACT, AND AT A DISTANCE OF APPROXIMATELY 461.8 FEET PASSING THE END OF SAID FENCE, THEN CONTINUING ON FOR A TOTAL DISTANCE OF 476.51 FEET TO A BRIDGE NAIL FOUND AT THE NORTHEAST CORNER OF SAID 3.035 ACRE TRACT AND A SOUTHEAST CORNER OF SAID 61.0 ACRE TRACT, THE SAME LYING IN THE WEST LINE OF SAID 110 ACRE TRACT AND NEAR THE WESTERN EDGE OF THE PAVEMENT OF CR 3343, FROM WHICH A BRIDGE NAIL FOUND AT THE NORTHEAST CORNER OF SAID 61.0 ACRE TRACT BEARS NORTH 02°10'57"

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WEST A DISTANCE OF 930.31 FEET, AND A BOLT FOUND AT THE NORTHWEST CORNER OF SAID 61.0 ACRE TRACT BEARS NORTH 02°10'57" WEST 930.31 FEET AND SOUTH 89°08'59" WEST 1769.30 FEET;

THENCE SOUTH 02°10'57" EAST ALONG THE EAST LINE OF SAID 3.035 ACRE TRACT AND THE WEST LINE OF SAID 110 ACRE TRACT, GRADUALLY LEAVING CR 3343, PASSING THE SOUTHEAST CORNER OF SAID 3 .035 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 18.98 ACRE TRACT, THEN CONTINUING ON AND GRADUALLY NEARING CR 3343 FOR A TOTAL DISTANCE OF 1068.04 FEET TO THE PLACE OF BEGINNING, AND CONTAINING A TOTAL OF 18.979 ACRES OF LAND, WITH APPROXIMATELY 0.060 ACRES LYING IN CR 3343, LEAVING A NET ACREAGE OF 18.919 ACRES, MORE OR LESS.