

NOTICE OF SUBSTITUTE TRUSTEE SALE

APR 03 2025

Deed of Trust Date: 4/29/2020	Grantor(s)/Mortgagor(s): JAKOB R BULLARD, HUSBAND AND LOGAN TAYLOR BULLARD, WIFE COUNTY CLERK OFFICE
Original Beneficiary/Mortgagee: NAVY FEDERAL CREDIT UNION, A CORPORATION	Current Beneficiary/Mortgagee: NAVY FEDERAL CREDIT UNION
Recorded in: Volume: N/A Page: N/A Instrument No: 2020-000657	Property County: MORRIS
Mortgage Servicer: Navy Federal Credit Union is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 820 Follin Lane SE, Vienna, VA 22180
Date of Sale: 5/6/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: THE FRONT DOOR (EAST DOOR OF COURTHOUSE) ALSO KNOWN AS VOTING PRECINCT #401 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.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Harriett Fletcher, Sheryl LaMont, Christine Wheelless, Phillip Hawkins, Kevin Key or Jay Jacobs, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 3/28/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Navy Federal Credit Union

Dated: April 3, 2025

Sheryl LaMont
Printed Name:



Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-25-107475-POS
Loan Type: VA

EXHIBIT "A"

Being a lot, tract, or parcel of land situated in the A. S. Young Survey, Abstract No. 324, and being all of that certain 13.196 acre tract of land conveyed from Maurice Lilley to Danny McCollum et ux, by Warranty Deed, as recorded in Volume 264, Page 251, Real Property Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found by a rock at the Southeast corner of said 13.196 acre tract, and an ell corner of the remainder of a 77-acre tract of land conveyed to the Wright Revocable Trust, by deed recorded in Volume 319, Page 525, Official Public Records, Morris County, Texas;

Thence, South 89 Degrees 50 Minutes 00 Seconds West, (Reference Bearing), along the South line of said 13.196 acre tract, and a North line of the remainder of said 77 acre tract, a distance of 1,279.80 feet to a 1/2 inch iron pipe found at the Southwest corner of said 13.196 acre tract, and a Northwest corner of the remainder of said 77 acre tract, said point lying in the West line of a 40 acre tract of land conveyed to Rhonda Wright, by deed recorded in Volume 277, Page 40, Real Property Records, Morris County, Texas, and in the centerline of County Road No. 3315, from said point, a 40D nail found, bears South 00 Degrees 53 Minutes 18 Seconds West, a distance of 464.43 feet;

Thence, North 00 Degrees 37 Minutes 43 Seconds West, along the West line of said 13.196 acre tract, the East line of said 40 acre tract, and the centerline of said County Road No. 3315, a distance of 178.84 feet to a 5/8 inch iron rod set with a yellow plastic cap marked (D C & A INC) at the beginning of a curve to the left, with a radius of 179.12 feet, a delta angle of 56 Degrees 08 Minutes 12 Seconds, the chord of which bears North 24 Degrees 23 Minutes 02 Seconds West, for a chord distance of 168.56 feet;

Thence, continuing along the common line, and along the arc of said curve, for an arc length of 175.50 feet to a 5/8 inch iron rod set with a yellow plastic cap marked (D C & A INC) at the end of said curve;

Thence, North 48 Degrees 30 Minutes 09 Seconds West, continuing along the West line of said 13.196 acre tract, the East line of said 40 acre tract, and the centerline of said County Road No. 3315, a distance of 157.89 feet to a 5/8 inch iron rod set with a yellow plastic cap marked (D C & A INC) at the Northwest corner of said 13.196 acre tract, and the Southwest corner of a 94 1/4 acre tract of land conveyed to Richard Wright et ux, by deed recorded in Volume 247, Page 853, Real Property Records, Morris County, Texas, from said point, a 1/2 inch iron rod found with a yellow plastic cap, bears North 52 Degrees 11 Minutes 35 Seconds West, a distance of 526.11 feet;

Thence, East, along the North line of said 13.196 acre tract, the South line of said 94 1/4 acre tract, a distance of 1,465.57 feet to a 1/2 inch iron rod found at the Northeast corner of said 13.196 acre tract, and a Northwest corner of the remainder of said 77 acre tract;

Thence, South 00 Degrees 32 Minutes 03 Seconds East, along the East line of said 13.196 acre tract, and a West line of the remainder of said 77 acre tract, a distance of 433.27 feet to the POINT OF BEGINNING and CONTAINING 573,070 square feet or 13.16 acres of land, more or less.