



NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 24, 2021, DANIEL SCOTT JOHNSON, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to CYNTHIA PORTERFIELD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 20212381 , in Book 592, at Page 708, in the DEED OF TRUST OR REAL PROPERTY RECORDS of HAMILTON COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 5, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at The west center steps of the Hamilton County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court in **HAMILTON COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: BEING 0.400 ACRES COMPRISED OF 0.395 ACRES OUT OF THE EDWARD C. GLOVER SURVEY NO. 68, ABST. NO. 1260, AND 0.005 ACRES OUT OF THE THOMAS OSBORN SURVEY NO. 70, ABST. NO. 1296 IN HAMILTON COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED FROM CALVIN HENRY BURKS, ET UX TO RUSSELL SWIFT, ET UX, DECEMBER 16, 1992, AS RECORDED IN VOL. 283, PAGE 901 OF THE OFFICIAL PUBLIC RECORDS OF HAMILTON COUNTY, TEXAS; SAID 0.400 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF U.S. HWY. 84 FOR THE SOUTHWEST CORNER HEREOF, AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE FIRST BAPTIST CHURCH OF EVANT, TEXAS, RECORDED IN VOL. 236, PAGE 345 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHENCE A 3/8 INCH IRON PIN FOUND BRS. SOUTH 07° 55' 33" WEST; THENCE NORTH 7°55' 33" EAST, WITH THE EAST LINE OF SAID THE FIRST BAPTIST CHURCH OF EVANT, TEXAS TRACT AND ALONG THE GENERAL COURSE OF A FENCE, 117.21 FEET TO A 1/2 INCH IRON PIN SET FOR THE SOUTHWEST CORNER OF A 12.62 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DONALD J. MANNING, AS RECORDED IN VOL. 211, PAGE 344 OF SAID OFFICIAL PUBLIC RECORDS; THENCE SOUTH 82° 53' 48" EAST, WITH THE SOUTH LINE OF SAID 12.62 ACRE TRACT AND ALONG THE GENERAL COURSE OF A FENCE, 147.24 FEET TO A 3/8 INCH IRON PIN FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DEAN THACKER, ET UX, AS RECORDED IN VOL. 268, PAGE 441 OF SAID OFFICIAL PUBLIC RECORDS; THENCE SOUTH 8°03' 17" WEST, WITH THE WEST LINE OF SAID THACKER TRACT AND ALONG THE GENERAL COURSE OF A CHAINLINK FENCE, 119.62 FEET TO A CHAINLINK CORNER POST FOUND IN THE NORTH RIGHT OF WAY OF SAID U.S. HWY. 84 FOR THE SOUTHWEST CORNER OF SAID THACKER TRACT; THENCE NORTH 81°57' 28" WEST, WITH THE NORTH RIGHT OF WAY OF SAID U.S. HWY. 84, 146.96 FEET TO THE PLACE OF BEGINNING.

Property Address: 598 W US HIGHWAY 84, EVANT, TX 76525
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.002.5, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

POSTED

6/12/2025
KR

FILED FOR RECORD
at 11:28 o'clock A M

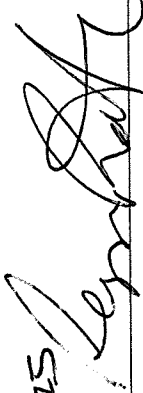
JUN 12 2025

Rachel Lamb Geeslin
County Clerk, Hamilton Co., Texas

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 12th day of June, 2025



Lamar Cravens, Christopher D. Brown, Stephen
E. Haynes, Reyn Rossington, Kim Anderson,
Ron Anderson, Louis Starzel, Thomas L.
Swearingen, Justin Slone, Martha Rossington,
Marinosci Law Group PC

Substitute Trustee Address:

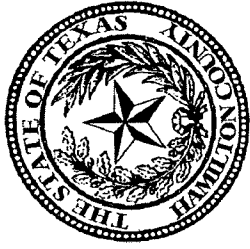
Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

FILED and RECORDED

Instrument Number: 20250982 B: RP V: 659 P: 352

Filing and Recording Date: 06/12/2025 11:26:57 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and
RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in cursive script, reading "Rachel L. Geeslin".

Rachel Lamb Geeslin, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF
THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER
FEDERAL LAW AND IS UNENFORCEABLE.