

24TX935-0014  
1302 S. 3RD STREET, CANADIAN, TX 79014

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### NOTICE OF FORECLOSURE SALE

RECEIVED  
8:09 a.m.  
FEB 08 2024

Property: The Property to be sold is described as follows:  
  
SEE EXHIBIT A

Security Instrument: Deed of Trust dated October 26, 2010 and recorded on October 27, 2010 Book 690 Page 517 as Instrument Number 057226 in the real property records of HEMPHILL County, Texas, which contains a power of sale.

Sale Information: April 02, 2024, at 1:00 PM, or not later than three hours thereafter, at the front door of the Hemphill County Courthouse, 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 PRESTON KEETON secures the repayment of a Note dated October 26, 2010 in the amount of \$189,448.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC 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.

SYLVIA GUERRERO  
CLERK COURT  
HEMPHILL COUNTY TEXAS

SG

Substitute Trustee(s): Ronnie Heck, Shannon Heck, Jonathan Schendel, Ramiro Cuevas, Charles Green, Patrick Zwiers, Angie Uselton, Gabrielle Carrier, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua, Antonio Bazaldua, Dustin George

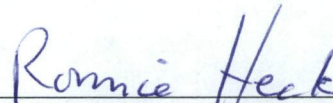
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**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.**



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Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



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Substitute Trustee(s): Ronnie Heck, Shannon Heck, Jonathan Schendel, Ramiro Cuevas, Charles Green, Patrick Zwiers, Angie Uselton, Gabrielle Carrier, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua, Antonio Bazaldua, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Ronnie Heck, declare under penalty of perjury that on the 8<sup>th</sup> day of February, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HEMPHILL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

LEGAL DESCRIPTION

1302 S. 3RD STREET  
CANADIAN, TEXAS 79014-3041

BEING A 0.5805 ACRE TRACT OUT OF A 0.963 ACRE TRACT IN THE JAMES  
CALK SURVEY ABSTRACT #30, AS RECORDED IN VOLUME 589, PAGE 144,  
OFFICIAL PUBLIC RECORDS OF HEMPHILL COUNTY, TEXAS, AND MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF  
0.963 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE** SOUTH 89° 51' 20" WEST 140.0' TO A 1/2" IRON ROD SET FOR THE  
SOUTHWEST CORNER OF THIS TRACT;

**THENCE** NORTH 180.9' TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST  
CORNER OF THIS TRACT;

**THENCE** EAST 140.0' WITH SOUTH LINE OF A 0.3825 ACRE TRACT  
RECORDED IN VOLUME 596, PAGE 271, OPR TO A 1/2" IRON ROD FOUND FOR  
THE NORTHEAST CORNER OF THIS TRACT;

**THENCE** SOUTH 180.6' TO THE PLACE OF BEGINNING, AND CONTAINING  
0.5805 ACRES

BEARINGS BASED ON EAST LINE OF 0.963 ACRE TRACT AS SOUTH.

The State of Texas } Brenda Perrin, County  
County of Hemphill } Clerk in and for said County,  
do hereby certify that the foregoing instrument with the  
certificate of authorization was filed for record in my office  
on October 27, 2010  
at 11:25 o'clock A M and duly recorded in the  
Official Public Records of said County in Vol 690  
Page 517 Witness my hand and Seal of office of  
said County at office in Canadian, Texas, the day  
and year as above written.  
Brenda Perrin Brenda Perrin  
Clerk, County Court, Hemphill County, Texas  
By Roberta Holmes Deputy

