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J. Lopez  
JAN 18 2024

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

SYLVIA GUERRERO  
CLERK *SG* COURT  
HEMPHILL COUNTY TEXAS  
*(Signature)*

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.

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 5th day of March, 2024  
**Time:** 1pm or not later than three hours after that time  
**Place:** AT At the front door of the Hemphill County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Hemphill County, Texas, or at the area most recently designated by the Hemphill County Commissioners.

**TERMS OF SALE:** CASH

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** October 15, 2021  
**Grantor(s):** MARK L. WITT AND AMY M. WITT, HUSBAND AND WIFE  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, its successors and assigns  
**Original Principal:** \$251,716.00  
**Recording Information:** Deed Inst.# 077151  
**Current Mortgagee/Beneficiary:** Nationstar Mortgage LLC  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$251,716.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Hemphill  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 845 Conklin St, Canadian, TX 79014  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Nationstar Mortgage, LLC  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd Coppell, TX 75019


**SUBSTITUTE TRUSTEE(S):** Coury Jacocks, Ronnie Heck, Shannon Heck, Gabrielle Carrier

**SUBSTITUTE TRUSTEE ADDRESS:** 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am  whose address is \_\_\_\_\_ . I declare  
under penalty perjury that \_\_\_\_\_ I filed and/or recorded this Notice of Foreclosure Sale at the office of the Hemphill  
County Clerk and caused it to be posted at the location directed by the Hemphill County Commissioners.

**Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038**

EXHIBIT "A"

All of Lot Thirteen (13) and that Thirty-Five feet (35') of Lot Fourteen (14) which lies parallel to Lot Thirteen (13), all in Block Twenty (20), Moody's Second Addition to the Original Town of Canadian, as per plat thereof on file in the Office of the County Clerk of Hemphill County, Texas.

Being that parcel of land conveyed to from Ryan Curtis Koch, Married and Kaylee Anne Koch, Married by that deed dated 01/11/2019 and recorded 01/14/2019 in Instrument 074391, of the Hemphill County, TX public registry. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows: None

Parcel ID(s): 1837

File No.: 23-01026TX

Posted on 1/18/2024 @ 1:10pm by Roxanne Arthur Deputy Clerk of Hemphill County, Texas, Clerk