

1406 Sycamore Street, Hearne, TX

21-002941

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: 05/03/2022

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Robertson County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/28/2005 and recorded in the real property records of Robertson County, TX and is recorded under Clerk's File/Instrument Number, 924, Page 86, with William Golden and Virginia Golden (grantor(s)) and Priority One Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by William Golden and Virginia Golden, securing the payment of the indebtedness in the original amount of \$67,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Simmons Bank, successor in interest by merger to Metropolitan National Bank is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING ALL OF LOTS NINE (9) AND TEN (10), BLOCK ELEVEN (11), SOUTH SIDE ADDITION IN THE CITY OF HEARNE, ROBERTSON COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID ADDITION, RECORDED IN VOLUME 61 PAGE 88, DEED RECORDS OF ROBERTSON COUNTY, TEXAS; AND BEING THE SAME PROPERTY AS DESCRIBED IN DEED DATED APRIL 26, 2001 FROM JAMES E. CRAWFORD AND WIFE, QUEEN ESTHER CRAWFORD TO EDGAR R. CARRILLO AND WIFE, JOSEPHINE A. CARRILLO, RECORDED IN VOLUME 778 PAGE 275, OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS.

I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 14th day of
March, 2022 at 2:07 am
Stephanie M. Sanders, Robertson County Clerk

By: [Signature]



4743875

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Simmons Bank - Consumer Default, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Simmons Bank, successor in interest by merger to Metropolitan National Bank

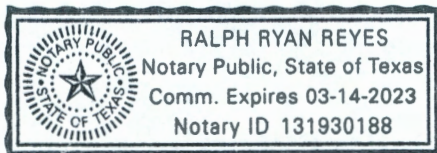
Pete Florez
SUBSTITUTE TRUSTEE
Pete Florez, Robert LaMont, Sheryl LaMont, Harriett
Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie
Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared Pete Florez, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of March, 2022.

Ryan Reyes
NOTARY PUBLIC in and for



Brazos COUNTY
My commission expires: 03/14/2023
Print Name of Notary:
Ryan Reyes

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3/14/22 I filed at the office of the Robertson County Clerk and caused to be posted at the Robertson County courthouse this notice of sale.

Declarants Name: Pete Florez
Date: 3-14-22