

I, undersigned, County Clerk, do hereby certify that  
the above notice was duly posted on 11 day of  
April, 2025 at 12:47 am/pm.  
Stephanie M. Sanders, Robertson County Clerk  
by: Lay Ten

Filed for Record in:  
Robertson County  
On: Apr 11, 2025 at 12:47P  
By: Yesenia Deleon

507 NATCHEZ ST  
HEARNE, TX 77859

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### 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: May 06, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE ROBERTSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 22, 2022 and recorded in Document VOLUME 1499, PAGE 766 real property records of ROBERTSON County, Texas, with LAMARQUS D POLK SR AND SPOUSE TOMEKA POLK, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LAMARQUS D POLK SR AND SPOUSE TOMEKA POLK, securing the payment of the indebtednesses in the original principal amount of \$54,320.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD, HARRIETT FLETCHER, KRISTOPHER HOLUB, AARTI PATEL, KATHLEEN ADKINS, REID RUPLE, MICHAEL KOLAK, EVAN PRESS, AUCTION.COM, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.

*Il sb*

Israel Saucedo

*[Signature]*

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_

Date: \_\_\_\_\_

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HEARNE, TX 77859

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ROBERTSON

**EXHIBIT "A"**

ALL OF LOT NUMBER TWO (2) IN BLOCK NUMBER THREE HUNDRED THIRTEEN (313) IN THE CITY OF HEARNE, ROBERTSON COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID CITY OF RECORD IN VOLUME 40, PAGE 193 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS; SAID LOT TWO (2), BLOCK THREE HUNDRED THIRTEEN (313) AS DESCRIBED IN DEED FROM CHARLES A. MOODY, JR., DERWIN L. MOODY, CHERLYE L. MOODY TO JESSIE J. CIENEGA AND WIFE, CAROL K. CIENEGA, DATED FEBRUARY 13, 2008 AND RECORDED IN VOLUME 1022, PAGE 548 OF THE PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS.