

3:35 P  
CLERK  
MAR 14 2022  
EASTLAND COUNTY, TEXAS  
Deputy 21-003895

704 Avenue I, Cisco, TX 76437

**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 1:00 PM to 4:00 PM and beginning not earlier than 1:00 PM to 4:00 PM or not later than three hours thereafter.  
Place: The area designated by the Commissioners Court of Eastland 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 10/29/2008 and recorded in the real property records of Eastland County, TX and is recorded under Clerk's File/Instrument Number, 2634, Page 88, with Jerry Morris Eckhart, Deceased and Barbara Ann Eckhart, Deceased (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Jerry Morris Eckhart, Deceased and Barbara Ann Eckhart, Deceased, securing the payment of the indebtedness in the original amount of \$123,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Mortgage Assets Management, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING A TRACT OF LAND OUT OF AND PART OF BLOCK P, SUBDIVISION 4, CITY OF CISCO, EASTLAND COUNTY, TEXAS, ALSO PART OF TWO TRACTS, I.E.; OPAL WARD SHARP TO G.P. ZELLMAN RECORDED IN VOLUME 581, PAGE 93, AND ROY CARTEE TO G.P. ZELLMAN RECORDED IN VOLUME 607, PAGE 65, DEED RECORDS OF EASTLAND COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF SUBDIVISION 4;

THENCE SOUTH 60 DEGREES 30 MINUTES WEST, 30 FEET;

THENCE SOUTH 29 DEGREES 30 MINUTES EAST, 115 FEET TO A 5/8" X 18" STEEL PIN SET FOR THE NORTHEAST CORNER AND TRUE PLACE OF BEGINNING OF THIS DESCRIBED TRACT;

THENCE SOUTH 60 DEGREES 30 MINUTES WEST, 186.00 FEET TO A 5/8" X 18" STEEL PIN SET FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS DESCRIBED TRACT;



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THENCE SOUTH 29 DEGREES 30 MINUTES EAST, 47.00 FEET TO A 5/8" X 18" STEEL PIN SET FOR AN "ELL" CORNER OF THIS DESCRIBED TRACT;

THENCE SOUTH 60 DEGREES 30 MINUTES WEST, 150.00 FEET TO AN IRON PIN FOUND FOR THE SOUTHERMOST NORTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE SOUTH 29 DEGREES 30 MINUTES WEST, 33.00 FEET, PASSING AT 28 FEET AN IRON PIN FOUND FOR THE NORTHWEST CORNER OF CARTEE TO ZELLMAN, VOLUME 607, PAGE 65, TO AN IRON PIN FOUND FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE NORTH 70 DEGREES 16 MINUTES 57 SECONDS EAST, 117.71 FEET TO AN IRON PIN FOUND FOR AN ANGLE POINT OF THIS DESCRIBED TRACT;

THENCE NORTH 60 DEGREES 30 MINUTES EAST, 220.00 FEET TO AN "X" MARK IN A CONCRETE CURB FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT:

THENCE NORTH 29 DEGREES 30 MINUTES WEST, 100.00 FEET TO THE PLACE OF BEGINNING.

**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. Nationstar Mortgage, LLC d/b/a Champion Mortgage Company, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Mortgage Assets Management, LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019



**SUBSTITUTE TRUSTEE**

Laura Browder, Terry Browder, Marsha Monroe,  
Linda Reppert  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_, 2022.

NOTARY PUBLIC in and for

\_\_\_\_\_ COUNTY

My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Eastland County Clerk and caused to be posted at the Eastland County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_