

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 1st day of April, 2025
Time: 1pm or not later than three hours after that time
Place: AT "On the front steps on the north side of the Sabine County Courthouse, the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Sabine County, Texas.

TERMS OF SALE: CASH

FILED FOR RECORD
AT 2:48 O'CLOCK P M
MAR 06 2025
Jone J. Davis
Clerk, County of Sabine
By David B. Davis DEPUTY

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: August 24, 2023
Grantor(s): Desterein Ohara, Single man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns
Original Principal: \$158,332.00
Recording Information: Deed Inst.# 231882 , Deed Book 503, Deed Page 1415
Current Mortgage/Beneficiary: Nationstar Mortgage LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$158,332.00 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: Sabine
Property Description: (See Attached Exhibit "A")
Property Address: 540 Sherry St, Hemphill, TX 75948
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, Rob Peebles, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Sharon St. Pierre

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

DOCUMENT PREPARED BY:

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

Certificate of Posting

I am Sheryl LaMont whose address is 1604 N 10th. St, Longview, TX 75601. I declare
under penalty perjury that March 6, 2025 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Sabine
County Clerk and caused it to be posted at the location directed by the Sabine County Commissioners.

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


Sheryl LaMont

EXHIBIT "A"

ALL THOSE CERTAIN LOTS, TRACTS, OR PARCELS OF LAND LOCATED IN SABINE COUNTY, TEXAS, AND BEING LOTS 35 AND 36, IN BLOCK 7, OF THE TOLEDO BEACH SECTION 1, ACCORDING TO THE PLAT OF RECORD IN VOLUME 1, PAGE 114, OF THE PLAT RECORDS OF SABINE COUNTY, TEXAS TO WHICH PLAT AND REFERENCES THEREOF IS HEREIN MADE FOR ALL PURPOSES.