

747 CHAMBERLIN ROAD
DALE, TX 78616

00000010151983

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: August 05, 2025

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

Place: OUTSIDE THE MAIN ENTRANCE OF THE NEW CALDWELL COUNTY JUSTICE CENTER, AT 1703 S. COLORADO ST., LOCKHART, TEXAS 78644 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 April 25, 2006 and recorded in Document VOLUME 454, PAGE 609 real property records of CALDWELL County, Texas, with DANIEL WOOD AND SHERRI WOOD, HUSBAND AND WIFE AND DAVID L HALLIBURTON AND BETTY DIANE HALLIBURTON, grantor(s) and CENTEX HOME EQUITY COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DANIEL WOOD AND SHERRI WOOD, HUSBAND AND WIFE AND DAVID L HALLIBURTON AND BETTY DIANE HALLIBURTON, securing the payment of the indebtednesses in the original principal amount of \$80,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2006-B 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

Filed this 10th day of July 2025
12:57 P M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Yolanda Hernandez Deputy
Yolanda Hernandez



747 CHAMBERLIN ROAD
DALE, TX 78616

00000010151983

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 SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, JENNYFER SAKIEWICZ, RICHARD ZAVALA, JR., BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AND JAY JACOBS OR DEANNA RAY 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.



Israel Saucedo

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 CALDWELL County Clerk and caused to be posted at the CALDWELL County courthouse this notice of sale.

Declarants Name: _____

Date: _____

747 CHAMBERLIN ROAD
DALE, TX 78616

00000010151983

00000010151983

CALDWELL

EXHIBIT "A"

FIELD NOTES OF 1.00 ACRE OF LAND OUT OF THE STEPHEN GOODMAN SURVEY, ABSTRACT NO. 111, IN CALDWELL COUNTY, TEXAS AND BEING PART OF A 101.96 ACRE TRACT AS CONVEYED TO BETTY DIANE CHAMBERLAIN HALLIBURTON AND HUSBAND DAVID L. HALLIBURTON BY PARTITION DEED AS RECORDED IN VOL. 491, PAGE 51 OF THE DEED RECORDS OF CALDWELL, COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH STEEL PIN FOUND ON THE NORTH MARGIN OF COUNTY ROAD 167, FOR THE NW CORNER OF THE SAID 101.96 ACRE TRACT, THENCE WITH THE WEST LINE OF THE SAID 101.96 ACRE TRACT SOUTH 08 DEG. 58 MIN. 08 SEC. EAST 50.26 FT. TO A 1/2 INCH STEEL PIN SET ON THE SOUTH MARGIN OF COUNTY ROAD 167 FOR THE POINT OF BEGINNING:

THENCE WITH THE SOUTH MARGIN OF SAID COUNTY ROAD, NORTH 75 DEG. 09 MIN. 54 SEC. EAST FOR 23.67 FT. TO A 1/2 INCH STEEL PIN SET FOR AN ANGLE CORNER;

THENCE CONTINUING ALONG THE SOUTH MARGIN OF SAID COUNTY ROAD, NORTH 67 DEG. 05 MIN. 37 SEC. EAST FOR 26.33 FEET TO A 1/2 INCH STEEL PIN SET FOR THE NE CORNER OF THIS TRACT;

THENCE, SOUTH 28 DEG. 51 MIN. 48 SEC. EAST FOR 179.53 FEET TO A 1/2 INCH STEEL PIN SET FOR AN ANGLE CORNER OF THIS TRACT.

THENCE, SOUTH 08 DEG. 58 MIN. 08 SEC. EAST FOR 286.82 FT. TO A 1/2 INCH STEEL PIN SET FOR THE SE CORNER OF THIS TRACT;

THENCE SOUTH 81 DEG. 01 MIN. 52 SEC. WEST AT 106.57 FEET PASSING A 1/2 INCH STEEL PIN, FOR A TOTAL DISTANCE OF 107.23 FEET TO A FENCE FOR THE WEST LINE OF SAID 101.96 ACRE TRACT AND FOR THE SW CORNE OF THIS TRACT;

THENCE ALONG THE WEST FENCE LINE OF THE 101.6 ACRE TRACT, NORTH 08 DEG. 58 MIN. 08 SEC. WEST FOR 447.91 FT. TO THE POINT OF BEGINNING.