

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
HELMS, JEFFREY
5628 FM ROAD 1537, SULPHUR SPRINGS, TX 75482

FHA 511-2142524-203

Firm File Number: 19-033438

FILED FOR RECORD
HOPKINS COUNTY, TEXAS

2019 JUN 27 P 1:40

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 6, 2018, JEFFREY HELMS AND AMANDA LYNN HELMS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to STEVEN J. KUBIK, as Trustee, the Real Estate hereinafter described to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR, SOUTHWEST FUNDING, LP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of HOPKINS COUNTY, TEXAS is recorded under Clerk's File/Instrument Number 20184871, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Hopkins county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Hopkins, State of Texas:

SEE EXHIBIT "A"

Property Address: 5628 FM ROAD 1537
SULPHUR SPRINGS, TX 75482
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

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 property securing the above referenced loan.


SUBSTITUTE TRUSTEE

Harriett Fletcher, ~~Robert LaMont~~ Sheryl LaMont, David 6-27-19
Sims, Sharon St. Pierre, Aurora Campos, Jonathan
Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers,
Kristopher Holub, Frederick Britton, Shannah Walker,
Danny Davis, Sue Spasic or Zoran W. Spasic or Harriet
Fletcher, Ronnie Hubbard, Allan Johnston, Jami Hutton
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

All that certain tract or parcel of land situated in the Jasper County School Land Survey, Abstract No. 510 located about 7.04 miles N. 58 degrees from the City of Sulphur Springs, Hopkins County, Texas; being part of a called 3 acre tract, described in a deed from City National Bank of Sulphur Springs to Clint William and Cydney William, dated April 11, 2015, recorded in Volume 936, Page 302, Official Public Records of Hopkins County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar set on the occupied East boundary line of said called 3 acre tract, being on the South boundary line of Farm Road Hwy. 1537, and being on the North West corner of a 4.165 acre tract described in a Deed to Davis Wade Bartley and wife, Jan Bartley, dated December 23, 2011, recorded in Volume 936, Page 302, Official Public Records;

THENCE S 0 degrees 26 minutes 57 seconds W along the occupied East boundary line of said called 3 acre tract and the West boundary line of said 4.165 acre tract a distance of 290.58 feet to a 1/2 inch rebar set on the occupied South East corner of said called 3 acre tract and being on the West boundary line of said 4.165 acre tract;

THENCE N 89 degrees 37 minutes 54 seconds W along the occupied South boundary line of said called 3 acre tract a distance of 282.79 feet to a 1/2 inch rebar set for a corner;

THENCE N 0 degrees 26 minutes 57 seconds E a distance of 289.99 feet to a 1/2 inch rebar set on the South boundary line of said FR Hwy. 1537 for a corner;

THENCE S 89 degrees 45 minutes 00 seconds E, (Bearing Basis), along the South boundary line of FR Hwy. 1537, a distance of 282.79 feet to the PLACE OF BEGINNING and CONTAINING 1.885 acres of land, more or less.

FILED AND RECORDED ON

SEP 10, 2018 AT 02:27P

AS A(N) OP RECORD

CLERK NUMBER 20184871 PAGES 14

AMOUNT: 78.00

RECEIPT NUMBER 18005773

BY MHERNANDEZ

STATE OF TEXAS HOPKINS COUNTY, TEX
I hereby certify that this instrument was filed in file number sequence on the date and time stamped hereon by me and was duly recorded in the named records of Hopkins County, Texas.

DEBBIE SHIRLEY, COUNTY CLERK
HOPKINS COUNTY, TEXAS

ACA / FRONT