

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: October 29, 2012	Original Mortgagor/Grantor: JUSTIN D MCCAUL AND MELBA MCCAUL
Original Beneficiary / Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PHH MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgage: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: 826 Page: 60 Instrument No: N/A	Property County: HOPKINS
Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

FILED FOR RECORD
 HOPKINS COUNTY, TEXAS
 2019 AUG - 8 A 2:49
 TRACY SMITH
 COUNTY CLERK
 BY *Lucas Plummer* EP

* 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.

Secures:Note in the original principal amount of \$89,900.00, executed by JUSTIN MCCAUL and payable to the order of Lender.

Property Address/Mailing Address: 2763 FM 2560, SULPHUR SPRINGS, TX 75482

Legal Description of Property to be Sold: BEING A 12.616 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE FRANCIS WILSON SURVEY, ABSTRACT NO. 1037, HOPKINS COUNTY, TEXAS AND BEING ALL OF A CALLED 12.66 ACRE TRACT DESCRIBED IN A DEED FROM SHELIA FAY HAMRICK TO SHARON K. HEDGES AND HUSBAND, MICHAEL HEDGES AS RECORDED IN VOLUME 520, PAGE 281, HOPKINS COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND AT A FENCE CORNER POST ON THE WEST LINE OF A CALLED 53.783 ACRE TRACT (HINTON, 378/244 H.C.D.R.). AT THE NORTHEAST CORNER OF SAID 12.66 ACRE TRACT (520/281 H.C.O.P.R.), SAID POINT BEING THE SOUTHEAST CORNER OF A CALLED 12.66 ACRE TRACT (THE PULLEN IRREVOCABLE TRUST, 1521790 H.C.R.P.R.);

THENCE S 00°41'00" E ALONG THE EAST LINE OF SAID 12.66 ACRE TRACT (520/281 H.C.O.P.R.) AND THE WEST LINE OF SAID 53.783 ACRE TRACT A DISTANCE OF 243.65 FEET TO A POINT IN A DEEP DITCH AT THE SOUTHEAST CORNER OF SAID 12.66 ACRE TRACT (520/281 H.C.O.P.R.), SAID POINT BEING THE NORTHEAST CORNER OF A CALLED 12.66 ACRE TRACT (HINTON, 384/485 H.C.D.R.), FOR A CORNER, A 1/2 INCH IRON ROD SET FOR A REFERENCE BEARS N 4349'22" E A DISTANCE OF 7.66 FEET;

THENCE S 89°56'42" W ALONG THE SOUTH LINE OF SAID 12.66 ACRE TRACT (520/281 H.C.O.P.R.) AND THE NORTH LINE OF SAID 12.66 ACRE TRACT (384/485 H.C.D.R.) A DISTANCE OF 2248.52 FEET TO A T-POST AT A FENCE CORNER POST ON THE EAST LINE OF F.M. HIGHWAY NO. 2560, AT THE



SOUTHWEST CORNER OF SAID (520/281 H.C.O.P.R.) AND THE NORTHWEST CORNER OF SAID 12.66 ACRE TRACT (384/485 H.C.D.R.). FOR A CORNER;

THENCE N 00°42'08" E ALONG THE WEST LINE OF SAID 12.66 ACRE TRACT (520/281 H.C.O.P.R.) AND THE EAST LINE OF SAID HIGHWAY A DISTANCE OF 107.64 FEET TO A CONCRETE MONUMENT, FOR AN ANGLE CORNER;

THENCE N 00°30'35" E ALONG THE WEST LINE OF SAID 12.66 ACRE TRACT (520/281 H.C.O.P.R.) AND THE EAST LINE OF SAID HIGHWAY A DISTANCE OF 138.16 FEET TO A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER POST AT THE NORTHWEST CORNER OF SAID 12.66 ACRE TRACT (520/281 H.C.O.P.R.) AND THE SOUTHWEST CORNER OF SAID 12.66 ACRE TRACT (152/790 H.C.R.P.R.), SAID POINT BEING THE NORTHWEST CORNER OF A CALLED 0.797 ACRE TRACT (HEDGES, 443/29 H.C.O.P.R.), FOR A CORNER;

THENCE N 90°00'00" E (DIRECTIONAL CONTROL LINE) ALONG THE NORTH LINE OF SAID 12.66 ACRE TRACT (520/281 H.C.O.P.R.) AND THE SOUTH LINE OF SAID 12.66 ACRE TRACT (152/790 H.C.R.P.R.) A DISTANCE OF 2243.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.616 ACRES OF LAND, MORE OR LESS. ALSO BEING KNOWN AS 2763 FM 2560, SULPHUR SPRINGS, TEXAS 75482.

Date of Sale: September 3, 2019	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Hopkins County Courthouse, 118 Church Street, Sulphur Springs, TX 75482 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Darla Boettcher, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiars, Jami Hutton, Dana Kamin, Lisa Bruno, Ronda Tyler, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston whose address is 1 Mauchly Irvine, CA 92618 OR Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Darla Boettcher, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiars, Jami Hutton, Dana Kamin, Lisa Bruno, Ronda Tyler, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston whose address is 1 Mauchly Irvine, CA 92618 OR Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Darla Boettcher, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiars, Jami Hutton, Dana Kamin, Lisa Bruno,

Ronda Tyler, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston whose address is 1 Mauchly Irvine, CA 92618 OR Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

8-8-19

Darla Boettcher, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Jami Hutton, Dana Kamin, Lisa Bruno, Ronda Tyler, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, ~~Sheryl LaMont~~, Allan Johnston OR Sue Spasic, Robert LaMont, ~~Sheryl LaMont~~, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112