

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
SMITH, CHARLES M AND ASHLEY L
203 COMMERCE STREET, CUMBY, TX 75433

FHA 491-8834303703
Firm File Number: 18-030752

FILED FOR RECORD
HOPKINS COUNTY, TEXAS

2018 AUG 30 P 3:13

NOTICE OF TRUSTEE'S SALE

DEBBIE SHIRLEY
COUNTY CLERK

BY Trust was filed in the DEPUTY

WHEREAS, on July 11, 2006, CHARLES M SMITH AND ASHLEY L SMITH, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to KINCY ABSTRACT AND TITLE, as Trustee, the Real Estate hereinafter described, to CASCADE FINANCIAL SERVICES in payment of a debt therein described. The Deed of Trust was filed in the real property records of HOPKINS COUNTY, TX and is recorded under Clerk's File/Instrument Number 20065096, 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, **October 2, 2018** 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, I 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: 203 COMMERCE STREET
CUMBY, TX 75433
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 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
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

NOTARY PUBLIC in and for _____ COUNTY,

My commission expires: _____
Type or Print Name of Notary

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.

Schedule A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE G.C. ROBERTS SURVEY, ABSTRACT NO. 788, TOWN OF CUMBY, HOPKINS COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM FORESTER COPELAND TO CHARLENE T. SMITH, ET UX, AS RECORDED IN VOLUME 397, PAGE 592 OF THE DEED RECORD OF HOPKINS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WEST LINE OF COMMERCE STREET (F.M. HIGHWAY NO. 275) AT THE SOUTHEAST CORNER OF THE ABOVE CITED SMITH TRACT, MAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED FROM LEONARD T. HAMMONS TO RONNY STRICKLAND, ET UX, AS RECORDED IN VOLUME 374, PAGE 492 OF THE OFFICIAL PUBLIC RECORDS OF HOPKINS COUNTY, TEXAS;

THENCE S. 88 DEG. 02 MIN. 41 SEC. W. WITH THE SOUTH LINE OF SAID SMITH TRACT AND THE NORTH LINE OF SAID STRICKLAND TRACT END THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM LEONARD HAMMONS TO BRIAN JAMES WRIGHT AS RECORDED IN VOLUME 524, PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF HOPKINS COUNTY, TEXAS, FOR A DISTANCE OF 188.55 FEET TO A FENCE CORNER POET FOUND FOR CORNER OF THE SOUTHWEST CORNER OF SAID SMITH TRACT, SAID POINT ALSO BEING THE MOST EASTERLY SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM JOSEPH LOUIE SAUCIER, ET AL. TO DOUGLAS EUGENE NYGARD, ET U.X, AN RECORDED IN VOLUME 155, PAGE 290 OF THE REAL PROPERTY RECORDS OF HOPKINS COUNTY, TEXAS;

THENCE N. 00 DEG. 16 MIN. 45 SEC. W. ALONG A FENCE AND WITH THE WEST LINE OF SAID SMITH TRACT AND THE MOST NORTHERLY EAST LINE OF SAID NYGARD TRACT A DISTANCE 75.27 FEET TO A FENCE CORNER POET FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID SMITH TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 0.42 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM EDITH GAINES, ET AL. TO CHARLES T. SMITH, ET UX. AS RECORDED IN VOLUME 458. PAGE 848 OF THE DEED RECORDS OF HOPKINS COUNTY, TEXAS.

THENCE N. 88 DEG. 54 MIN. 42 SEC. E. WITH THE NORTH LINE OF SAID SMITH TRACT AND THE SOUTH LINE OF SAID 0.4 ACRE TRACT A DISTANCE OF 189.07 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED STOVALL & ASSOC., SET FOR CORNER IN THE WEST LINE OF COMMERCE STREET AT THE NORTHEAST CORNER OF MAID SMITH TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID 0.42 ACRE TRACT;

THENCE S. 00 DEG. 09 MIN. 04 SEC. W. WITH THE WEST LINE OF COMMERCE STREET A DISTANCE OF 72.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.287 ACRES OF LAND.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.