

### 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)**

<b>Deed of Trust Date:</b> October 18, 2007	<b>Original Mortgagor/Grantor:</b> ALAN ROBERTS AND LEISHA FEDDON
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SFMC, LP. - DBA SOLUTIONS FUNDING MORTGAGE COMPANY	<b>Current Beneficiary / Mortgagee:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
<b>Recorded in:</b> <b>Volume:</b> 640 <b>Page:</b> 123 <b>Instrument No:</b> N/A	<b>Property County:</b> HOPKINS
<b>Mortgage Servicer:</b> Nationstar Mortgage LLC d/b/a Mr. Cooper	<b>Mortgage Servicer's Address:</b> 8950 Cypress Waters Blvd. Coppell, TX 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.

**Secures:** Note in the original principal amount of \$69,903.00, executed by ALAN ROBERTS AND LEISHA FEDDON ("Borrower") and payable to the order of Lender.

**Property Address/Mailing Address:** 1135 MCGREDE DRIVE, SULPHUR SPRINGS, TX 75482

**Legal Description of Property to be Sold:** ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE COUNTY OF HOPKINS, STATE OF TEXAS, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT 1, BLOCK 205, SECTION 3 OF THE MEADOW VIEW ADDITION TO THE CITY OF SULPHUR SPRINGS, TEXAS, ACCORDING TO THE OFFICIAL PLAT OF SAID ADDITION OF RECORD IN VOL. 3, PAGE 98 OF THE PLAT RECORDS, COUNTY CLERK'S OFFICE, HOPKINS COUNTY, TEXAS. BEING THE SAME LAND DESCRIBED IN SPECIAL WARRANT DEED FROM JAMES T. LYNN, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., TO EWELL W. MASSEY AND WIFE, SARAH W. MASSEY OF DATE DECEMBER 11, 1974, OF RECORD IN VOL. 360, PAGE 61 OF THE DEED RECORDS OF HOPKINS COUNTY, TEXAS..

<b>Date of Sale:</b> September 04, 2018	<b>Earliest time Sale will begin:</b> 1:00 pm
---	---

**Place of sale of Property:** At the southwest entrance door to the first floor of the Hopkins County Courthouse, 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 Harriett Fletcher, Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Shannah Howle, Jon Murphy Howle, Sue Spasic 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, Harriett Fletcher, Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Shannah Howle, Jon Murphy Howle, Sue Spasic 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 Harriett Fletcher, Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Shannah Howle, Jon Murphy Howle, Sue Spasic 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

8-2-18

Harriett Fletcher, Robert LaMont, Sheryl LaMont, David Sims, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, OR Shannah Howle, Jon Murphy Howle, Sue Spasic or Zoran W. Spasic, Trustee

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