

Our File Number: 18-06723

Name: ROBIN D WEBB, AN UNMARRIED WOMAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 22, 2015, ROBIN D WEBB, AN UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to WILLIAM S HENNESSEY, ESQ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR NATIONS LENDING CORPORATION, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 20153089, in Book 930, at Page 315, in the DEED OF TRUST OR REAL PROPERTY records of HOPKINS COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, SEPTEMBER 4, 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 at the County Courthouse in HOPKINS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. YBARBO SURVEY, ABSTRACT NO. 1102, HOPKINS COUNTY, TEXAS, BEING ALL OF LOT 3 AND THE WEST "4" FEET OF LOT 2, BLOCK 1 OF THE WOODBRIDGE CROSSING ADDITION TO THE CITY OF SULPHUR SPRINGS, TEXAS RECORDED IN VOLUME 5, PAGE 171 AND 172, MAP RECORDS, HOPKINS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1808 WOODBRIDGE DR
SULPHUR SPRINGS, TX 75482

Mortgage Servicer: LOANCARE, LLC

Noteholder: NATIONS LENDING CORPORATION, AN OHIO CORPORATION
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 16 day of July, 2018.

Robert Lamont, Harriett Fletcher, David Sims,
Sheryl LaMont, Sharon St. Pierre, Allan
Johnston, Ronnie Hubbard, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED FOR RECORD
HOPKINS COUNTY, TEXAS
2018 JUL 16 P 1:31
DEPUTY CLERK

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. YBARBO SURVEY, ABSTRACT NO. 1102, HOPKINS COUNTY, TEXAS, BEING ALL OF LOT 3 AND THE WEST "4" FEET OF LOT 2, BLOCK 1 OF THE WOODBRIDGE CROSSING ADDITION TO THE CITY OF SULPHUR SPRINGS, TEXAS RECORDED IN VOLUME 5, PAGE 171 AND 172, MAP RECORDS, HOPKINS COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF WOODBRIDGE DRIVE AND IN THE SOUTH LINE OF SAID LOT 2, SAID POINT BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 09 MINUTES 20 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 74.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTHWEST CORNER OF SAID LOT 3 AND THE APPARENT SOUTHEAST CORNER OF SAID LOT 4, BLOCK 1 OF SAID SUBDIVISION;

THENCE NORTH 02 DEGREES 50 MINUTES 40 SECONDS EAST, A DISTANCE OF 96.00 FEET TO A 60D NAIL FOUND FOR CORNER IN THE APPARENT SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO THOMAS C. AND PAMELA K. SELLERS, RECORDED IN VOLUME 633, PAGE 326, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTHWEST CORNER OF SAID LOT 3 AND THE APPARENT NORTHEAST CORNER OF SAID LOT 4;

THENCE SOUTH 87 DEGREES 09 MINUTES 20 SECONDS EAST, A DISTANCE OF 74.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE RECOGNIZED NORTH LINE OF SAID LOT 2, SAID POINT BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 50 MINUTES 40 SECONDS WEST, A DISTANCE OF 96.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7,103.99 SQUARE FEET OR 0.163 ACRES OF LAND, MORE OR LESS.