

18-237988

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> March 1, 2013	<b>Original Mortgagor/Grantor:</b> JODIE LEE POSTON AND VICKIE POSTON
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DHI MORTGAGE COMPANY LTD	<b>Current Beneficiary / Mortgagee:</b> NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 2013-2682	<b>Property County:</b> HUNT
<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 \$178,943.00, executed by JODIE LEE POSTON AND VICKIE POSTON ("Borrower") and payable to the order of Lender.

**Property Address/Mailing Address:** 3020 HARVEST BEND CIRCLE, ROYSE CITY, TX 75189

**Legal Description of Property to be Sold:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 41 OF HARVEST BEND ESTATES REVISED, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 1977, PLAT RECORDS HUNT COUNTY, TEXAS.

<b>Date of Sale:</b> February 05, 2019	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, whose address is 1 Mauchly Irvine, CA 92618, OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, 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.



FILE FOR RECORD  
 JENNIFER L. PROFFER, CLERK  
 COUNTY CLERK, HUNT COUNTY, TX

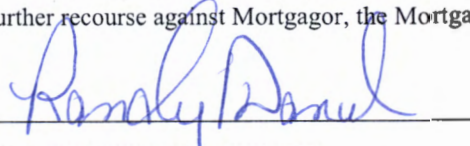
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**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured 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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwierns, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, whose address is 1 Mauchly Irvine, CA 92618, OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwierns, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, whose address is 1 Mauchly Irvine, CA 92618, OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, 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

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwierns, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler, Meryl Olsen, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, OR Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, Trustee

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