

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX

# NOTICE OF TRUSTEE'S SALE

20 MAR -5 PM 1:17

**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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

## INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 30, 2016 and recorded under Clerk's File No. 2016-16007, in the real property records of HUNT County Texas, with Katelyn Taylor Brown, a Single Woman as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Success mortgage Partners, Inc., dba SMP Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Katelyn Taylor Brown, a Single Woman securing payment of the indebtedness in the original principal amount of \$87,875.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Katelyn Taylor Brown. Nationstar Mortgage LLC d/b/a Mr. Cooper is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Nationstar Mortgage LLC d/b/a Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Nationstar Mortgage LLC d/b/a Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

### Legal Description:

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING PART OF LOTS 7, 8, AND 10 OF J.O. BOYLES SUBDIVISION OF BLOCKS 115, 116, 129 AND 130 AS RECORDED IN VOLUME 200, PAGE 2 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING KNOW AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM KATHERINE MCCAOW TO MONA BEVAN AS RECORDED IN VOLUME 349, PAGE 910 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET FORTH:**

## SALE INFORMATION

**Date of Sale: 04/07/2020**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: HUNT County Courthouse, Texas at the following location: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

## TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the



right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

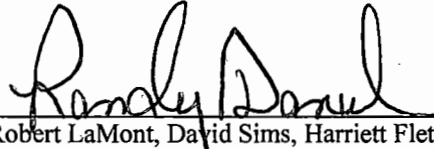
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200

A handwritten signature in black ink, appearing to read "Randy Daniel", written over a horizontal line.

Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Randy Daniel, Ramiro Cuevas, Allan Johnston, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Sharon St. Pierre, Ronnie Hubbard, Aurora Campos, Ericka Zepeda, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

Exhibit "A"

ALL that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being part of Lots 7, 8 and 10 of J.O. Boyles Subdivision of Blocks 115, 116, 129 and 130 as recorded in Volume 200, Page 2 of the Plat Records of Hunt County, Texas, and being known as that tract of land described in a Deed from Katherine McCaw to Mona Bevan as recorded in Volume 349, Page 910 of the Real Property Records of Hunt County, Texas and being more particularly described as follows:

**BEGINNING** at a 3/8" iron rod found for corner in the South line of Walworth Street at the Northwest corner of the above cited Bevan tract;

**THENCE S. 89° 53' 53" E.** with the South line of Walworth Street a distance of 71.96 feet to a 1/2" iron rod found for corner at the Northeast corner of said Bevan tract;

**THENCE S. 01° 33' 32" E.** with the most Northerly East line of said Bevan tract a distance of 160.93 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner at the most Easterly Southeast corner of said Bevan tract;

**THENCE S. 86° 45' 39" W.** with the most Easterly South line of said Bevan tract a distance of 68.88 feet to a fence corner post for corner at an interior corner of said Bevan tract;

**THENCE S. 00° 00' 31" E.** along a fence and with the most Southerly East line of said Bevan tract a distance of 61.66 feet to a fence corner post for corner at the most Southerly Southeast corner of said Bevan tract;

**THENCE N. 89° 40' 34" W.** along a fence and with the most Southerly South line of said Bevan tract a distance of 27.18 feet to a fence corner post for corner at the Southwest corner of said Bevan tract;

**THENCE N. 00° 33' 48" W.** along a fence and with the most Southerly West line of said Bevan tract a distance of 74.04 feet to a 3/8" iron rod found for corner;

**THENCE N. 57° 47' 36" E.** along a fence and with the West line of said Bevan tract a distance of 21.59 feet to a 3/8" iron rod found for corner;

**THENCE N. 18° 02' 38" E.** with the West line of said Bevan tract a distance of 24.30 feet to a 1/2" iron rod set for corner;

**THENCE N. 00° 40' 58" E.** with the West line of said Bevan tract a distance of 55.76 feet to a 3/8" iron rod found for corner;

**THENCE N. 07° 58' 36" W.** with the West line of said Bevan tract, a distance of 36.82 feet to a 3/8" iron rod found for corner;

**THENCE N. 01° 20' 43" W.** with the West line of said Bevan tract a distance of 44.52 feet to the POINT OF BEGINNING and containing 0.117 acres of land.

**TRACT TWO:**

ALL that certain lot, tract, or parcel of land situated in the City of Greenville, Hunt County, Texas, and being known as Lot 9 of the J.O. Boyles Subdivision of Blocks 115, 116, 129, and 130, as recorded in Volume 200, Page 2 of the Plat Records of Hunt County, Texas, and being known as that tract of land described in a Deed from Kelly McCaw Greiner, et ux, to Mona Bevan as recorded in Volume 349, Page 908 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

EXHIBIT "A"

**BEGINNING** at a 1/2" iron rod found for corner at the intersection of the South line of Walworth Street with the West line of Henderson Street, said point being N. 45 deg. 26 min. 09 sec. E. a distance of 1.88 feet from a 3/8" iron rod found;

**TRENCH** S. 01 deg. 32 min. 04 sec. E. with the West line of Henderson Street a distance of 161.39 feet to a 1/2" iron rod found for corner at the Southeast corner of the above cited Bevan tract;

**TRENCH** N. 89 deg. 27 min. 26 sec. W. with the North line of said Bevan tract a distance of 60.02 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner at the Southwest corner of said Bevan tract, said point also being the most Easterly Southeast corner of a tract of land described in a Deed from Katherine McCaw to Mona Bevan as recorded in Volume 349, Page 910 of the Real Property Records of Hunt County, Texas (herein after called Tract One);

**TRENCH** N. 01 deg. 33 min. 32 sec. W. with the West line of said Bevan tract and the East line of said Tract One a distance of 160.93 feet to a 1/2 inch iron rod found for corner in the South line of Walworth Street at the Northwest corner of said Bevan tract, said point being the Northeast corner of said Tract One;

**TRENCH** S. 89 deg. 53 min. 53 sec. E. with the South line of Walworth Street a distance of 60.06 feet to the **POINT BEGINNING** and **CONTAINING** 0.222 acres of land.