

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
BARRETT, ESTATE OF ANDREA AND KEITH
4278 COUNTY ROAD 4505, COMMERCE, TX 75428

FHA 491-9449999-703

Firm File Number: 17-028868

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

20 JUN 15 AM 8:57

NOTICE OF TRUSTEE'S SALE

BY:

DEPUTY

WHEREAS, on March 19, 2009, ANDREA BARRETT AND HUSBAND, KEITH BARRETT, as Grantor(s), executed a Deed of Trust conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of HUNT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2994 Volume 1846, Page 285, 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, August 4, 2020** 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, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Hunt** 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 Hunt, State of Texas:

BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING PART OF THE J. W. WOOD SURVEY, ABSTRACT NO. 1174, BEING PART OF AN 18.987 ACRE TRACT OF LAND AS DESCRIBED IN A CONTRACT OF SALE AND PURCHASE, TEXAS VETERANS LAND PROGRAM, FROM VETERANS LAND BOARD OF THE STATE OF TEXAS TO EARL JERRY PAILLE (VLB ACCOUNT NO. 571-126357) AS RECORDED IN VOLUME 120 AT PAGE 647 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 4278 COUNTY ROAD 4505
COMMERCE, TX 75428
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
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.


SUBSTITUTE TRUSTEE

Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Randy Daniel, Cindy Daniel, Liz Hach or Cheryl Harris
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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.

EXHIBIT "A"

BEING a tract of land situated in the IW. Wood Survey, Abstract No. 1174, Hunt County, Texas, and being that tract as described in deed to The Housing and Urban Development recorded in Volume 1634, Page 645, Deed Records, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found for corner in County Road 4505 for the northeast corner of said The Housing and Urban Development tract;

THENCE South 00 degrees 15 minutes 45 seconds West a distance of 593.97 feet to a 1/2 inch iron rod found;

THENCE North 89 degrees 19 minutes 24 seconds West a distance of 238.60 feet to a 1/2 inch iron rod found;

THENCE North 03 degrees 57 minutes 21 seconds East a distance of 594.93 feet to a 1/2 inch iron rod found in the aforementioned County Road 4505;

THENCE South 89 degrees 19 minutes 25 seconds East, along said road, a distance of 205.27 feet to the **POINT OF BEGINNING** and containing 2.99 acres of land.