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FILED FOR RECORD
at 9:32 o'clock 1 M

NATIONSTAR MORTGAGE LLC (CXE)
ADAIR, ESTATE OF BILLIE AND JOHN
2208 MANGUM STREET, COMMERCE, TX 75428

FHA 491-9240555-703
Firm File Number: 22-038656

MAR 02 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
By *[Signature]*

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 26, 2008, JOHN L. ADAIR AND BILLIE FAYE ADAIR, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to THOMAS F. VETTERS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FLORIDA CAPITAL BANK N.A. DBA FLORIDA CAPITAL BANK MORTGAGE 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 14829 Volume 1799, Page 66, 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, May 2, 2023** 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 at the County Courthouse in HUNT COUNTY, TX 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Hunt, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF COMMERCE, HUNT COUNTY, TEXAS OUT OF THE GEORGE W. COOPER SURVEY, ABSTRACT NO. 211, BEING LOT 4 IN PINE TREE ADDITION A RECORDED SUBDIVISION OF RECORD IN VOLUME 400, PAGE 1556, CABINET E, SLIDE 130, PLAT RECORDS, HUNT COUNTY, TEXAS.

Property Address: 2208 MANGUM STREET
COMMERCE, TX 75428
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE
Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Cindy Daniel, Liz Hach or Cheryl Harris
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day February 28, 2023.

By: *[Signature]*
William Jennings
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H. Gray Burks IV
Texas Bar # 03418320
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Attorneys for Nationstar Mortgage LLC

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.