

12 F-15

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/22/1999	Grantor(s)/Mortgagor(s): CREDA DAVIS, RAYMOND DAVIS
Original Beneficiary/Mortgagee: CENDANT MORTGAGE CORPORATION	Current Beneficiary/Mortgagee: Nationstar Mortgage LLC
Recorded in: Volume: 0538 Page: 332 Instrument No: 000876	Property County: HUNT
Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019
Date of Sale: 7/2/2024	Earliest Time Sale Will Begin: 1:00 PM
Place of Sale of Property: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT. PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: BEING MORE PARTICULARLY DESCRIBED ACCORDING TO LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tioana Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under their said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

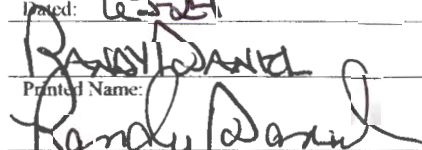
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

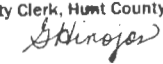
Dated: 5/30/2024


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Nationstar Mortgage LLC

Dated: 6-5-24

Printed Name: Randy Daniel
Substitute Trustee
e o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED FOR RECORD
at 1:26 o'clock PM

JUN 06 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

MH File Number: TX-22-81234-POS
Loan Type: Conventional Residential

TX-22-81234-POS

EXHIBIT 'A'

All that certain lot, tract or parcel of land situated in the James Hamilton Survey, Abstract No. 515, Hunt County, Texas, and being known as that tract of land described in a Warranty Deed from Henry Cisneros, Secretary of Housing and Urban Development of Washington D.C., to Bruce W. Smith, et ux, as recorded in Volume 428, Page 791 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the East line of F.M. Highway No. 36 at the Northwest corner of the above cited Smith tract, said point also being the Southwest corner of a called 5.5226 acre tract of land described in a Warranty Deed from Charlotte L. Riley to Charles R. Duncan and Shannon Duncan as recorded in Volume 427, page 101 of the Real Property Records of Hunt County, Texas;

THENCE South 89 deg. 43 min. 37 sec. East (Directional Control Line) along the North line of said Smith tract, and the South line of said Dunacn tract, a distance of 955.26 feet to a 1/2 inch iron rod found for corner at the Northeast corner of said Smith tract, said point also being the Southeast corner of said Duncan tract, said point also being in the West line of a called 206.7113 acre tract of land described in a Warranty Deed from Frost Texas Corporation to Robin W. Zehr as recorded in Volume 164, Page 21 of the Real Proeprty Records of Hunt County, Texas;

THENCE South 01 deg. 18 min. 23 sec. West along the East line of said Smith tract and the West line of said 206.7113 acre tract, a distance of 257.40 feet to a 1/2 inch iron rod found for corner at the Southeast corner of said Smith tract, said point also being the Northeast corner of a called 4.0 acre tract of land described in a Warranty Deed from Mary A. Stewart to Roberto I. Subiro, et ux, as recorded in Volume 38, Page 187 of the Real Property Records of Hunt County, Texas;

THENCE North 89 deg. 51 min. 04 sec. West along the South line of said Smith tract and the North line of said Subiro tract, a distance of 896.72 feet to a 1/2 inch iron rod set for corner in the East line of F.M. Highway No. 36 in a curve to the right, said point being the Southwest corner of said Smith tract, said point also being the Northwest corner of said Subiro tract;

THENCE in a Northwesterty direction along the East line of said Highway along said curve to the right having a central angle of 13 deg. 52 min. 48 sec., a radius of 1095.92 feet, a chord bearing of North 11 deg. 28 min. 09 sec. West, a chord length of 264.84 feet and an arc length of 265.49 feet to the **POINT OF BEGINNING** and containing 5.525 acres of land.