

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
LOPEZ, RICHARD
402 EAST MANSFIELD STREET, SANDERSON, TX 79848

CONVENTIONAL

Firm File Number: 18-030922

No. _____

FILED: TIME 8:10 AM

OCT 15 2018
M. Butta Allen
CLERK, COUNTY COURT, TERRELL CO., TEXAS

BY D. L. Hoover DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 2, 2007, RICHARD LOPEZ AND SORAIDA F. LOPEZ, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to TOMMY BASTIAN, BARRETT BURKE WILSON CASTLE DAFFIN & FRAPPIER, L.L.P., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of TERRELL COUNTY, TX and is recorded under Volume 94, Page 27-39, 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, **November 6, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Terrell 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 Terrell, State of Texas:

THE NORTH ONE-HALF (N/2) OF LOTS ONE (1) AND TWO (2) IN BLOCK ONE HUNDRED TWENTY (120) OF THE WILSON ADDITION TO THE TOWN OF SANDERSON, TERRELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN THE PLAT RECORDS, TERRELL COUNTY, TEXAS, TO WHICH SAID MAP OR PLAT AND THE RECORD THEREOF REFERENCE IS HERE MADE FOR DESCRIPTIVE AND ALL OTHER PERTINENT PURPOSES.

Property Address: 402 EAST MANSFIELD STREET
SANDERSON, TX 79848
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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
Frederick Britton, Faith Flores, Robert Gomez, Matt Hansen, Aleena Litton, Shelley Nail, Donna Trout, Kevin Key or Jay Jacobs
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.