CONVENTIONAL Firm File Number: 16-024629

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 10, 2007, FRED WIPFF, AND ELSIE WIPFF, as Grantor(s), executed a Deed of Trust conveying to CTC REAL ESTATE SERVICES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of **EASTLAND** COUNTY, TX and is recorded under Clerk's File/Instrument Number 02702973 Volume 02534, Page 00001, 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, February 7, 2017 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, I will sell said Real Estate in the area designated by the Commissioners Court, of Eastland 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 Eastland, State of Texas:

BEING A 0.491 ACRE TRACT OF LAND OUT OF SUBDIVISION 3, BLOCK Q, ORIGINAL TOWN OF CISCO, EASTLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address:

406 AVENUE I

CISCO, TX 76437

Mortgage Servicer:

Noteholder:

NATIONSTAR MORTGAGE LLC NATIONSTAR MORTGAGE LLC

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 TRUSTED

Laura Browder, Terre Browder, Marsha Monroe, Howard Whitney, Linda Reppert, Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Chris Demarest, or Kristie Alvarez

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.

RECEIVED 11:64 AM
CATHY JENTHO, COUNTY CLERK

JAN 1 7 2017

EASTLAND GOUNTY, TEXAS
By _______Deput:

ŧ

ĺ

ť

EXHIBIT 'A'

File No.:

4960869 (CLS)

Property:

406 AVENUE I, CISCO, TX 76437

BEING A 0.491 ACRE TRACT OF LAND OUT OF SUBDIVISION 3, BLOCK Q, ORIGINAL TOWN OF CISCO, EASTLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR SET AT THE INTERSECTION OF THE NORTH BOUNDARY LINE OF WEST 5TH STREET WITH THE WEST BOUNDARY LINE AVENUE "I" FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING LOCATED 30 FEET NORTH 28° 50' 11" WEST OF AND 40 FEET SOUTH 60° 30' 00" WEST OF THE SOUTHEAST CORNER OF SUBDIVISION 3, BLOCK Q,

THENCE SOUTH 60° 30' 00" WEST, 186.00 FEET ALONG THE NORTH BOUNDARY LINE OF WEST 5TH STREET TO A 5/8" REBAR SET FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE NORTH 28° 50' 11" WEST, 115.00 FEET ALONG THE WEST BOUNDARY LINE OF DESCRIBED TRACT, TO A 5/8" REBAR SET FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE NORTH 60° 30' 00" EAST, 186.00 FEET ALONG THE NORTH BOUNDARY LINE OF DESCRIBED TRACT, TO A 5/8" REBAR FOUND IN CONCRETE IN THE WEST BOUNDARY LINE OF AVENUE "I", FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE SOUTH 28° 50' 11" EAST, 115.00 FEET ALONG THE EAST BOUNDARY LINE OF DESCRIBED TRACT AND THE WEST BOUNDARY LINE OF AVENUE "I" TO THE PLACE OF BEGINNING AND CONTAINING 0.491 ACRES OF LAND

A.P.N.

4960869 1 of 1