

NOTICE OF FORECLOSURE SALE

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 DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

- 1. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/14/2008 and recorded in Book 2569 Page 83 Document 2008-02800270 real property records of Eastland County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 10/04/2016
Time: 01:00 PM
Place: Eastland County Courthouse, Texas, at the following location: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. Obligations Secured.** The Deed of Trust executed by BENJAMIN H LEMASTER AND WILLETTA LEMASTER, provides that it secures the payment of the indebtedness in the original principal amount of \$69,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Order from the 91st District Court of Eastland County on 08/11/2016 under Cause No. CV1543710. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TERRY BROWDER, LAURA BROWDER, LINDA REPPERT OR MARSHA MONROE, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Kelier Mackie, Attorney at Law
Vori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

TERRY BROWDER, LAURA BROWDER, LINDA REPPERT OR
MARSHA MONROE
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

Certificate of Posting

I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Eastland County Clerk and caused it to be posted at the location directed by the Eastland County Commissioners Court.

RECEIVED 11:30 A
CATHY JENTHO, COUNTY CLERK

AUG 16 2016

EASTLAND COUNTY, TEXAS
By _____ Deputy

0
R

0
2
0
6
9

EXHIBIT "A"
Legal Description

BEING A 65' X 125' TRACT OF LAND OUT OF THE FRANCES BLUNDELL SURVEY, ABSTRACT NO. 10, IN THE CITY OF RANGER, EASTLAND COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH BOUNDARY LINE OF MAIN STREET 50.00 FEET EAST OF THE INTERSECTION OF THE EAST BOUNDARY LINE OF SUB STREET WITH THE SOUTH BOUNDARY LINE OF MAIN STREET IN THE CITY OF RANGER, TEXAS;

0
0
0
9
2

THENCE NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST, 65.00 FEET WITH THE SOUTH BOUNDARY LINE OF MAIN STREET TO A POINT FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT;

THENCE SOUTH 27 DEGREES 30 MINUTES 00 SECONDS WEST, 125.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST, 65.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 27 DEGREES 30 MINUTES 00 SECONDS WEST, 125.00 FEET TO THE PLACE OF BEGINNING, AND BEING THE SAME PROPERTY DESCRIBED IN A SURVEY BY RICHARD L. JOHNSON, R.P.L.S. #1922, RECORDED IN VOLUME 9, PAGE 522, RECORD OF PUBLIC SURVEY IN EASTLAND COUNTY, TEXAS.

For Informational Purposes only. Subject property also known as 457 W Main St, Ranger, TX 76470-1218

B. J.
W. J.