

DEC 03 2020 #56

20-041286

Notice of Substitute Trustee's Sale

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY mtg DEPUTY

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: September 20, 2014	Original Mortgagor/Grantor: BRIAN MERIMON AND SHEILA MERIMON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONS LENDING CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: 1804 Page: 439 Instrument No: 00068821	Property County: HILL
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	Mortgage Servicer's Address: 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.

Secures:Note in the original principal amount of \$105,341.00, executed by BRIAN MERIMON; SHEILA MERIMON and payable to the order of Lender.

Property Address/Mailing Address: 2900 FM 933, WHITNEY, TX 76692

Legal Description of Property to be Sold: FIELD NOTES FOR THE SURVEY OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING ALL OF TRACTS 4 AND 5 OF THE WHITE ROCK CREEK SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE AB-172 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE EAST LINE OF F. M. HIGHWAY 933 FOR THE SOUTHWEST CORNER OF SAID TRACT 4, SAID ROAD BEING N42°57'00"W 634.81 FEET FROM, A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SUBDIVISION:

THENCE WITH THE EAST LINE OF F. M. HIGHWAY 933, N42°57'00"W, AT 149.48 FEET PASSING A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 4 AND FOR THE SOUTHWEST CORNER OF SAID TRACT 5, IN ALL A DISTANCE OF 303.68 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 5 AND FOR THE NORTHWEST CORNER OF THIS;

THENCE N47°03'00"E 282.95 FEET TO A 5/8" IRON ROD FOUND IN A FENCE LINE IN THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO CHARLES D. WALL RECORDED IN VOLUME 1185, PAGE 577 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY FOR THE NORTHEAST CORNER OF SAID TRACT 5 AND FOR THE NORTHEAST CORNER OF THIS;

THENCE GENERALLY ALONG A FENCE AND WITH THE WEST LINE OF SAID WALL TRACT, S30°22'52"E, AT 157.99 FEET PASSING A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 5 AND FOR THE NORTHEAST CORNER OF SAID TRACT 4, IN ALL A DISTANCE OF 311.14



FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT 4 AND FOR THE SOUTHEAST CORNER FOR THIS;

THENCE S47°03'00"W 215.24 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.736 ACRES OF LAND.

PROPERTY, AS THE TERM IS DEFINED HEREIN, SHALL ALSO ENCOMPASS THE FOLLOWING MANUFACTURED HOME (THE "MANUFACTURED HOME"):

2008 LEGACY CLASSIC 52 X 32 WITH SERIAL NOS. LH08TX3320A AND LH08TX3320B, WITH HUD LABEL NOS. NTA1457014 AND NTA1457015.

Date of Sale: February 02, 2021	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 or Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Kathy Arrington or Denise Boerner whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 or Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Kathy Arrington or Denise Boerner whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

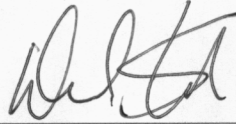
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 or Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Kathy Arrington or Denise Boerner whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 or Tim Lewis,

Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Russell Stockman, Michelle Schwartz, Kathy Arrington or Denise Boerner whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner,
Guy Wiggs, David Stockman, Michelle Schwartz, Kathy
Arrington, Russell Stockman, , Trustee

c/o Robertson, Anschutz, Schneid & Crane LLC, 10700
Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH:
(470)321-7112