

739 ECKEL STREET  
LA GRANGE, TX 78945

00000008407447

### NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.**

Date: July 02, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: LOCATION DESIGNATED BY THE COMMISSIONERS COURT DATED 09/16/87, VOLUME 755, PAGE 402 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 14, 2007 and recorded in Document VOLUME 1411, PAGE 83 real property records of FAYETTE County, Texas, with CRAIG BEDNAR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CRAIG BEDNAR, securing the payment of the indebtedness in the original principal amount of \$40,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

**FILED**

JUN 11 2019

8:53 A.M.

*Brenda Fietsam* KS  
BRENDA FIETSAM

CO. CLERK, FAYETTE CO., TEXAS



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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead EBBIE MURPHY, JACK BURNS II, KRISTOPHER HOLUB, PAMELA THOMAS, DYLAN RUIZ, MAXWELL ATHERTON, MEGAN RANDLE, REBECCA BOLTON, AMY JURASEK, OR JOHN MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Shawnika Harris

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the FAYETTE County Clerk and caused to be posted at the FAYETTE County courthouse this notice of sale.

\_\_\_\_\_  
Declarant's Name: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

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FAYETTE

**EXHIBIT "A"**

LOT 3, BLOCK 3, OTTO C ECKEL RESIDENTIAL SUBDIVISION, JOHN H. MOORE 1/2 LEAGUE, A-71, CITY OF LA GRANGE, FAYETTE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 128, PAGE 362, DEED RECORDS OF FAYETTE COUNTY, TEXAS

**FILED**

JUN 11 2019

8:53 A.M.

*Brenda Fietsam* KS

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CO. CLERK, FAYETTE CO., TEXAS