

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: February 05, 2019

Time: The sale will begin at 10:00AM 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 January 04, 2011 and recorded in Document VOLUME 1552, PAGE 565 real property records of FAYETTE County, Texas, with JOYCE P SCHMITZ, grantor(s) and METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOYCE P SCHMITZ, securing the payment of the indebtednesses in the original principal amount of \$375,000.00, 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 CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPELL, TX 75019



MEGAN L. RANDLE, REBECCA BOLTON, AMY JURASEK, OR JOHN MCCARTHY
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

FILED
1:30 PM

JAN 14 2019

Brenda Fietsam mk
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS



247 PLUM MAIN STREET
PLUM, TX 78952

0000007764343
Date of Sale: 02/05/2019

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. 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.

Declarants Name: _____
Date: _____

EXHIBIT A

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN FAYETTE COUNTY, TEXAS, A PART OF THE A. CASTLEMAN SURVEY, A-30, SAME BEING LOT NO. SIX (6) IN THE TOWN OF PLUM, TEXAS, ACCORDING TO A PLAT RECORDED IN VOLUME 35, PAGE 503, OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, SAME BEING LOT NO. SIX (6) AS DESCRIBED IN A DEED FROM LEOLA MORGAN MCCOLLUM, ET AL, TO W. L. MORGAN, DATED JULY 17, 1950, AND RECORDED IN VOLUME 242, PAGE 277, OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, SAME LYING WITHIN THE TOWN OF PLUM, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW, TO-WIT:

BEGINNING AT AN IRON ROD SET FOR THE SOUTH CORNER, SAME BEING THE SOUTH CORNER OF THE SAID W. L. MORGAN LOT NO. 6, SAME LYING IN THE NORTHWEST MARGIN OF MAIN STREET;

THENCE ALONG THE SOUTHWEST BOUNDARY OF THE SAID W. L. MORGAN LOT NO. 6, NORTH 45 DEGREES 03' WEST 285.5 FEET TO AN IRON ROD SET FOR THE WEST CORNER, SAME BEING THE WEST CORNER OF THE SAID W. L. MORGAN LOT NO. 6;

THENCE ALONG THE NORTHWEST BOUNDARY OF THE SAID W. L. MORGAN LOT NO. 6, NORTH 51 DEGREES 17' EAST 250.0 FEET TO AN IRON ROD SET FOR THE NORTH CORNER, SAME BEING THE NORTH CORNER OF THE SAID W. L. MORGAN LOT NO. 6;

THENCE ALONG THE NORTHEAST BOUNDARY OF THE SAID W. L. MORGAN LOT NO. 6, SOUTH 45 DEGREES 03' EAST 285.5 FEET TO AN IRON ROD SET FOR THE EAST CORNER, SAME BEING THE EAST CORNER OF THE SAID W. L. MORGAN LOT NO. 6, SAME LYING IN THE NORTHWEST MARGIN OF SAID MAIN STREET;

THENCE ALONG THE SOUTHEAST BOUNDARY OF THE SAID W. L. MORGAN LOT NO. 6, AND THE NORTHWEST MARGIN OF SAID MAIN STREET, SOUTH 51 DEGREES 17' WEST 250.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.63 ACRES OF LAND, MORE OR LESS.

BEING THE SAME PROPERTY DESCRIBED IN DEED DATED DECEMBER 18, 1992, EXECUTED BY WM. KIRK MORGAN TO JOYCE P. SCHMITZ, RECORDED IN VOLUME 859, PAGE 490, DEED RECORDS OF FAYETTE COUNTY, TEXAS.