

NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:

SEE EXHIBIT "A"
- Security Instrument: Deed of Trust dated May 21, 2013 and recorded on May 22, 2013 as Instrument Number 13-03031 in the real property records of FAYETTE County, Texas, which contains a power of sale.
- Sale Information: March 05, 2024, at 1:00 PM, or not later than three hours thereafter, at the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North Main Street, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by LACEY M. HOPKINS AND WILLIAM F. HOPKINS secures the repayment of a Note dated May 21, 2013 in the amount of \$152,726.00. NATIONSTAR MORTGAGE, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



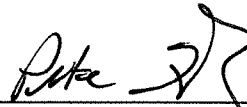
Substitute Trustee(s): Megan Randle, Ebbie Murphy, Kristopher Holub, Dylan Ruiz, Amy Ortiz, Pete Florez, Megan L. Randle, Jennyfer Sakiewicz, Robert Randle, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Megan Randle, Ebbie
Murphy, Kristopher Holub, Dylan Ruiz, Amy Ortiz,
Pete Florez, Megan L. Randle, Jennyfer Sakiewicz,
Robert Randle, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 25th day of January, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FAYETTE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

HEARITIGE SURVEYING, CO.

TIM. D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

September 13, 2005

Tract 4

FIELD NOTE DESCRIPTION OF 7,404 SQUARE FEET OR 0.170 ACRES OF LAND OUT OF THE JOHN H. MOORE 1/4 LEAGUE, ABSTRACT NO. 71 IN FAYETTE COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THAT CERTAIN (2.50 ACRE) TRACT OF LAND CONVEYED TO LAWRENCE A. JALUFKA IN A DEED AS RECORDED IN VOLUME 243 PAGE 45 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an axle found at the intersection of the southerly right-of-way line of Horton Street, and the northwesterly right-of-way line of Roitsch Lane, being at the most easterly corner of that certain (2.5 acre) tract of land conveyed to Lawrence A. Jalufka in a deed as recorded in Volume 243 Page 45 of the Deed Records of Fayette County, Texas,

THENCE, with the northwesterly right-of-way line of Roitsch Lane S 44 deg. 43' 19" W 106.79 feet to a 1/2" iron rod set for the most easterly corner and PLACE OF BEGINNING of the tract herein described,

THENCE, continuing with the northwesterly right-of-way line of Roitsch Lane S 44 deg. 43' 19" W 75.00 feet to a 1/2" iron rod set for the most southerly corner of this tract, and from which another 1/2" iron rod found at the most easterly corner of that certain (0.239 acre) tract of land conveyed to Marvin D. Roberts and Carolyn Kubos Roberts in a deed as recorded in Volume 986 Page 707 of the Official Records of Fayette County, Texas, bears S 44 deg. 43' 19" W 75.00 feet;

THENCE, leaving said right-of-way line N 45 deg. 10' 53" W 100.29 feet to a 1/2" iron rod set in the interior of the Jalufka tract, being for the most westerly corner of this tract,

THENCE, continuing in the interior of the Jalufka tract, N 47 deg. 06' 57" E 75.06 feet, to a 1/2" iron rod set for the most northerly corner of this tract,

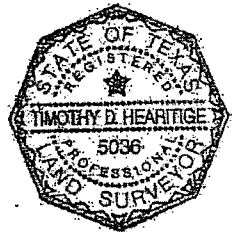
THENCE, continuing in the interior of the Jalufka tract, S 45 deg. 10' 53" E 97.16 feet to the PLACE OF BEGINNING, in all containing 0.170 acres of land.

SURVEYED: September 13, 2005

BY:

Timothy D. Hearitige

Registered Professional Land Surveyor No. 5036



May 22 2013 2:47 PM

FILED
1:17 PM KB
JAN 25 2024

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

STATE OF TEXAS COUNTY OF FAYETTE
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the OFFICIAL RECORDS of Fayette County, Texas as stamped hereon above time.

JULIE KARSTEDT
COUNTY CLERK, FAYETTE COUNTY, TEXAS

Stamps: 9 Page(s) O.R.