

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
ROWLAND, LINDA AND BENJAMIN  
4420 FARM TO MARKET 1115, WAELDER, TX 78959

CONVENTIONAL  
Firm File Number: 16-025198

FILED  
9:30am  
AUG 13 2018

*Julie Karstedt*  
JULIE KARSTEDT  
CO. CLERK, FAYETTE CO., TEXAS

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 14, 2001, LINDA J. ROWLAND, UNMARRIED WOMAN (BENJAMIN T. ROWLAND ALSO SIGNED THE DOT), as Grantor(s), executed a Deed of Trust conveying to DON LEDBETTER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOMECOMINGS FINANCIAL NETWORK, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of FAYETTE COUNTY, TX and is recorded under Clerk's File/Instrument Number 01-6450 Volume 1155, Page 347, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, September 4, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Fayette county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Fayette, State of Texas:

FIELD NOTE DESCRIPTION OF 1.325 ACRES OF LAND OUT OF THE JACOB STIFFLER LEAGUE, ABSTRACT NO. 287, IN FAYETTE COUNTY, TEXAS, AND BEING THAT CERTAIN (1.75 ACRE) TRACT OF LAND CONVEYED TO WILLIAM L. WILEY AND HELEN L. WILEY IN A DEED AS RECORDED IN VOLUME 1049 PAGE 645 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 4420 FARM TO MARKET 1115  
WAELDER, TX 78959  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

*Megan Randle*  
SUBSTITUTE TRUSTEE  
Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Pamela Thomas, Donald Graham, Megan Randle, Jill Nichols or Rebecca Bolton  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

---

---

# HEARITIGE SURVEYING, CO.

---

---

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

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

December 7, 2001

**FIELD NOTE DESCRIPTION OF 1.325 ACRES OF LAND OUT OF THE JACOB STIFFLER LEAGUE, ABSTRACT NO. 287, IN FAYETTE COUNTY, TEXAS, AND BEING THAT CERTAIN (1.75 ACRE) TRACT OF LAND CONVEYED TO WILLIAM L. WILEY AND HELEN L. WILEY IN A DEED AS RECORDED IN VOLUME 1049 PAGE 645 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½" iron rod found at the most southeasterly corner of that certain (1.75 acre) tract of land conveyed to William L. Wiley and Helen L. Wiley in a deed as recorded in Volume 1049 Page 645 of the Official Records of Fayette County, Texas, and being at an interior corner of that certain (50.50 acre) tract of land conveyed to John M. Myers and Karla J. Myers in a deed as recorded in Volume 1081 Page 114 of the Official Records of Fayette County, Texas, and being for the most southeasterly corner of this tract,

**THENCE**, with the common line between the Wiley (1.75 acre) tract of land and the Myers tract N 88 deg. 32' 57" W 224.03 feet to a ½" iron rod found for the most southwesterly corner of this tract, and being for the most southeasterly corner of that certain (0.152 acre) tract of land conveyed to William L. Wiley and Helen L. Wiley in a deed as recorded in Volume 1132 Page 283 of the Official Records of Fayette County, Texas, and being for the most southwesterly corner of this tract,

**THENCE**, with the common line between the Wiley (1.75 acre) tract and the Wiley (0.152 acre) Tract N 00 deg. 27' 50" W, passing a fence corner post at the most southeasterly corner of that certain (0.400 acre) tract of land conveyed to William L. Wiley and Helen L. Wiley in a deed as recorded in Volume 1067 Page 323 of the Official Records of Fayette County, Texas, at 104.96 feet, and continuing on the same course another 124.00 feet for a total distance of 228.96 feet to a ½" iron rod found in the southerly right-of-way line of F.M. 1115 and being for the most northwesterly corner of this tract,

**THENCE**, with the southerly right-of-way line of F.M. 1115, along a curve to the right, having a radius of 909.31 feet, and a chord which bears N 79 deg. 35' 38" E 228.19 feet to a ½" iron rod found at the base of a fence corner post, being at the most northerly northwest corner of the Myers tract, and being for the most northeasterly corner of this tract.

---