

Roque Lira III  
Melissa Lira  
406 Blume Lane  
Ledbetter, Texas 78946  
Our file #0517-046F

**ATTENTION SERVICE MEMBERS:**

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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on May 8, 2007, Roque Lira III and Melissa Lira executed a Deed of Trust conveying to Baxter & Schwartz, P.C., a Trustee, the Real Estate hereinafter described, to secure Nationstar Mortgage LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number Volume 1400 page 608 in the Real Property Records of Fayette County, Texas; and

**WHEREAS**, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

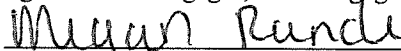
**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, December 4, 2018, the foreclosure sale will be conducted in Fayette County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

**PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.**

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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



**Megan Randle, Substitute Trustee, or  
Ebbie Murphy, Successor Substitute Trustee, or  
Pete Florez, Successor Substitute Trustee, or  
Megan L. Randle, Successor Substitute Trustee, or  
Ebbie Murphy, Successor Substitute Trustee**

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

**COPY**  
THE ORIGINAL INSTRUMENT WAS *KS*  
FILED IN FAYETTE COUNTY TEXAS ON  
November 9, 2018 @ 8:18 AM

VOL. 1400 PAGE 626

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND CONSISTING OF 5.344 ACRES LOCATED IN THE GREEN DEWITT LEAGUE, A-165, FAYETTE COUNTY, TEXAS, SUBJECT TRACT BEING THE RESIDUE OF THE CALLED 7.074 ACRE TRACT THAT IS DESCRIBED IN A DEED TO JEFFREY BLUME AS RECORDED IN VOLUME 806, PAGE 260 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS. SAID TRACT CONSISTING OF 5.344 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 IRON ROD FOUND IN THE SOUTHEAST LINE OF COUNTY ROAD #131 (BLUME LANE, GRAVEL ROAD, COUNTY LINE) AND BEING THE WEST CORNER OF THE CALLED 3 ACRE TRACT DESCRIBED IN VOLUME 317, PAGE 818 D.R.F.C.T. AND BEING THE NORTH CORNER OF THE CALLED 7.074 ACRE TRACT AND BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 14 D 02' 00" E, WITH THE COMMON LINE WITH THE 3 ACRE TRACT A DISTANCE OF 442.75 FT. (CALLED S 43 D 57' 40" E, 442.35 FC.) TO A 3/8" IRON ROD FOUND IN THE NORTHWEST LINE OF A 50.042 ACRE TRACT THAT WAS SURVEYED AND DESCRIBED FOR JEFFREY BLUME BY A SURVEY, DATED FEBRUARY 10, 1997 AND SAID ROD BEING THE EAST CORNER OF THE PARENT TRACT AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE COMMON LINE WITH SAID 50.042 ACRE TRACT AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING COURSES AND DISTANCES;  
S 48 D 06' 17" W, 217.27 FT. ( CALLED ENG. S 48 D 05' 56" W)  
S 20 D 10' 05" W, 136.56 FT. (CALLED S 56 D 22' 62" W, 136.64 FT.)  
S 89 D 23' 40" W, 222.74 FT. (CALLED ENG. S 59 D 30' 56" W) TO A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF A 1.737 ACRE TRACT THAT WAS SURVEYED AND DESCRIBED FOR JEFFREY BLUME BY A SURVEY DATED JANUARY 20, 1997 AND SAID ROD BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

N 46 D 59' 03" W, WITH THE NORTHEAST LINE OF THE 1.737 ACRE TRACT, A DISTANCE OF 347.27 FT. (NO CALL) TO A 1/2" IRON ROD FOUND IN THE SOUTHEAST LINE OF COUNTY ROAD 131 AND BEING THE NORTH CORNER OF THE 1.759 ACRE TRACT AND BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 45 D 16' 42" E, WITH THE SOUTHEAST RIGHT-OF-WAY OF COUNTY ROAD #131, A DISTANCE OF 572.04 FT. (CALLED ENG. N 45 D 23' 38" E) TO THE PLACE OF BEGINNING.

**FILED**  
10:30 a.m.  
JUN 18 2007

*Carolyn Kubos Roberts*  
CAROLYN KUBOS ROBERTS  
CO. CLERK, FAYETTE CO., TEXAS

\$88.00 Pd..  
Filed by & Return To:  
First American  
1100 Superior Ave., Ste. 200  
Cleveland, OH. 44114-9804  
Attn.: National Recording

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

JUN 18 2007



*Carolyn Kubos Roberts*  
CAROLYN KUBOS ROBERTS  
COUNTY CLERK, FAYETTE COUNTY, TEXAS

CAUSE NO. 2017V-200

IN RE ORDER FOR FORECLOSURE  
CONCERNING

406 BLUME LANE,  
LEDBETTER, TEXAS 78946

UNDER TEX. R. CIV. PROC. 736

§  
§  
§  
§  
§  
§

IN THE DISTRICT COURT OF

FAYETTE COUNTY, TEXAS

155TH JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE  
AND FORECLOSURE**

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A ("Petitioner"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days and that this is an *in rem* proceeding.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on February 3, 2016, the Petitioner gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on June 14, 2017; and
- the loan is due for the May 14, 2014 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 406 Blume Lane, Ledbetter, Texas 78946 (the "Property") which has the following legal description:

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS  
EXHIBIT "A" AND INCORPORATED HEREIN.

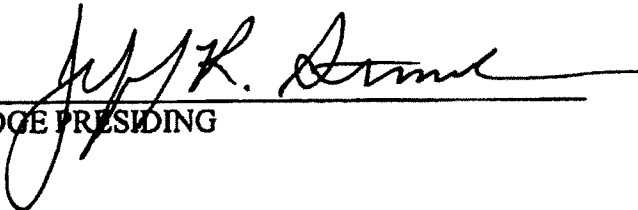
(3) The name and last known address of each respondent subject to this Order is/are:

- Roque Lira III, 406 Blume Lane, Ledbetter, Texas 78946
- Melissa Lira, 406 Blume Lane, Ledbetter, Texas 78946

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number Vol 1400 page 608 of the real property records of Fayette County, Texas.

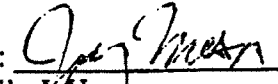
IT IS THEREFORE ORDERED that the Petitioner may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

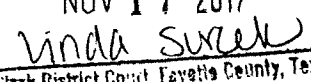
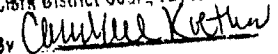
SIGNED this 17<sup>th</sup> day of November, 2017.

  
 \_\_\_\_\_  
 JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By:   
 Kelly J. Harvey  
 SBN: 09180150  
 Kelly@kellyharvey.com  
 Jerry W. Mason  
 SBN: 24081794  
 jerry@kellyharvey.com  
 Margaret Ann Noles  
 mitzi@kellyharvey.com  
 SBN: 24004840  
 P.O. Box 131407  
 Houston, Texas 77219  
 Tel. (832) 922-4000  
 Fax. (832) 922-6262  
 ATTORNEYS FOR PETITIONER

**FILED**  
 At 10:00 o'clock 11 M  
 NOV 17 2017  
  
 Linda Swick  
 Clerk District Court, Fayette County, Texas  
 By  Deputy

VOL. 1400 PAGE 626

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CAROLYN KUBOS ROBERTS  
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\$88.00 Pd..  
Filed by & Return To:  
First American  
1100 Superior Ave., Ste. 200  
Cleveland, OH. 44114-9804  
Attn.: National Recording

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 Indexed RECORDS of Fayette  
County, Texas as stamped hereon by me on;

JUN 18 2007



*Carolyn Kubos Roberts*  
CAROLYN KUBOS ROBERTS  
COUNTY CLERK, FAYETTE COUNTY, TEXAS