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808 W Pine St, Winnsboro, Texas, 75494

18 DEC 27 PM 1:29

18-023720

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE
CLERK COUNTY COURT
FRANKLIN COUNTY, TX

Betty Crane

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: 02/05/2019

Time: Between 12pm-3pm and beginning not earlier than 12pm-3pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Franklin County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/13/2005 and recorded in the real property records of Franklin County, TX and is recorded under Clerk's File/Instrument Number 104887 with James P. Harden and Sharron Harden (grantor(s)) and Mortgage Electronic Registration Systems, Inc., solely as nominee for Homecomings Financial Network Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by James P. Harden and Sharron Harden, securing the payment of the indebtedness in the original amount of \$98,960.00, 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. ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.S. PIPPIN SURVEY, A-368, FRANKLIN COUNTY, TEXAS, BEING THAT CERTAIN CALLED 1.76 ACRE TRACT AS DESCRIBED IN DEED FROM WILLIAM J. AND BETTY C. BONNER LIVING TRUST TO MICHAEL JONES WIFE, MARY JONES DATED MAY 11, 2004, RECORDED IN VOL. 107, PAGE 384, OFFICIAL PUBLIC RECORDS OF FRANKLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" REBAR FOUND AT THE NORTHWEST FENCE CORNER OF SAID 1.76 ACRE TRACT AND AT THE SOUTHERNMOST CORNER OF A CALLED 2.02 ACRE TRACT AS DESCRIBED IN DEED TO DAVID H. ROBINSON (VOL. 112, PAGE 281, O.P.R.) AND IN THE EAST LINE OF A CALLED 1.2 ACRE TRACT AS DESCRIBED IN SAID DEED TO DAVID H. ROBINSON;

THENCE S 89° 54' 00" E GENERALLY ALONG OR NEAR AND OLD WIRE FENCE AND WITH THE RECOGNIZED NORTH LINE OF SAID PIPPIN SURVEY AND WITH THE SOUTH LINE OF SAID 2.02 ACRE TRACT - 209.70' TO A 1/2" REBAR SET AT THE NORTHEAST CORNER OF SAID 1.76 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 30.21 ACRE TRACT AS DESCRIBED IN DEED TO BOBBY BRUNSON ET UX (VOL. 227, PAGE 610, D.R.);



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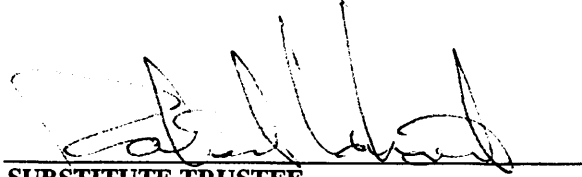
THENCE S 15° 36' 00" W WITH THE EAST LINE OF SAID 1.76 ACRE TRACT AND THE WEST LINE OF SAID 30.21 ACRE TRACT - 438.22' TO A 1/2" REBAR SET IN THE EXISTING NORTHERN RIGHT-OF-WAY OF PINE STREET AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 55° 35' 16" W ALONG THE EXISTING NORTHERN RIGHT-OF-WAY OF PINE STREET (A PERPENDICULAR DISTANCE OF 30.00' FROM EXISTING STREET CENTERLINE) - 214.05' TO A 1/2" REBAR SET AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 15° 42' 00" E ALONG THE WEST LINE OF SAID 1.76 ACRE TRACT PASSING A 40"D" NAIL FOUND AT THE SOUTHEAST FENCE CORNER OF SAID 1.2 ACRE TRACT AT - 3.22' AND CONTINUING GENERALLY ALONG OR NEAR A PIPE FENCE FOR A TOTAL DISTANCE OF - 313.16' TO THE POINT BEGINNING CONTAINING 1.745 ACRES MORE OR LESS.

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 §51.002, 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:

Select Portfolio Servicing, Inc.
3217 S. Decker Lake Dr.
Salt Lake City, UT 84119



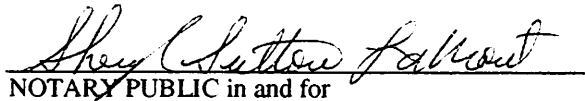
SUBSTITUTE TRUSTEE

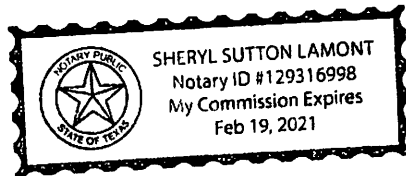
Harriett Fletcher, ~~Robert LaMont~~, Sheryl LaMont, David Sims, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Ronda Tyler whose address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS
COUNTY OF GREGG

Before me, the undersigned authority, on this day personally appeared Robert LaMont, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of December, 2018.


NOTARY PUBLIC in and for



GREGG COUNTY
My commission expires: Feb-19, 2021
Print Name of Notary:
Sheryl Sutton LaMont

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Franklin County Clerk and caused to be posted at the Franklin County courthouse this notice of sale.

Declarants Name: _____
Date: _____