

NATIONSTAR MORTGAGE LLC (CXE)
BRUCKNER, BRADLEY AND MARY
192 MARY JEAN, FAIRFIELD, TX 75840

CONVENTIONAL
Firm File Number: 15-019436

Total Fees : 8.00
Receipt Number - 140287
By: Melissa Munoz, Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 13, 2004, BRADLEY N. BRUCKNER AND MARY H. BRUCKNER, HUSBAND AND WIFE, 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., ACTING SOLELY 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 **FREESTONE COUNTY, TX** and is recorded under Clerk's File/Instrument Number 04001337 Volume 01268, Page 00350, 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, April 4, 2017 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 Freestone 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 Freestone, State of Texas:

BEING THE NORTH ONE-HALF (1/2) OF LOT NUMBER ONE HUNDRED FIFTEEN (115) OF LAKEWOOD SUBDIVISION, FREESTONE COUNTY, TEXAS, ACCORDING TO THE REVISED PLAT OF SAID LAKEWOOD SUBDIVISION RECORDED IN CABINET "A", ENVELOPE 76-B, PLAT RECORDS OF FREESTONE COUNTY, TEXAS.

Property Address: 192 MARY JEAN
FAIRFIELD, TX 75840
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE LLC
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.

 2-27-17
SUBSTITUTE TRUSTEE
Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont,
LaMont, Harriett Fletcher, David Sims, Aurora Campos,
Jonathan Harrison, Markcos Pineda, Ramiro Cuevas,
Patrick Zwiers, Kristopher Holub, Frederick Britton, or
Allan Johnston
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.