

NATIONSTAR MORTGAGE LLC (CNE)
ZAMBRANO, MARIA
5013 FARM MARKET 1839, CORSICANA, TX 75110

FHA 491-8323630-703-
Our File Number: 15-022556

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 4, 2004, MARIA ZAMBRANO, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to GREGORY S. GRAHAM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICAN MORTGAGE EXPRESS FINANCIAL, A CALIFORNIA CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of NAVARRO COUNTY, TX and is recorded under Clerk's File/Instrument Number 004541 Volume 1693, Page 0074, 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, January 5, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00AM or not later than three hours thereafter, I will sell said Real Estate at the Navarro Center, 800 North Main Street, East Entrance, in NAVARRO COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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 NAVARRO, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT NO. 25 OF TURTLE CREEK SUBDIVISION IN NAVARRO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 7, PAGE 136, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

Property Address: 5013 FARM MARKET 1839
CORSICANA, TX 75110
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.

2015-157
FILED FOR RECORD
AT 11:20 O'CLOCK A.M.

NOV 10 2015

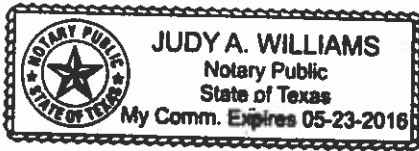
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 8 DEPUTY

Sharon St. Pierre
SUBSTITUTE TRUSTEE
SHARON ST. PIERRE OR CINDY DANIEL OR JIM
O'BRYAN OR RANDY DANIEL OR ROBERT
LAMONT OR SHERYL LAMONT OR HARRIETT
FLETCHER OR DAVID SIMS OR AURORA CAMPOS
OR RAMIRO CUEVAS OR MATTHEW WOLFSON OR
JONATHAN HARRISON OR JULLENA JAMES OR
CHRIS DEMEREST OR KELLEY BURNS OR TANYA
GRAHAM OR DANIEL WILLIS OR PHILIP
PIERCEALL
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF TEXAS
COUNTY OF CHEROKEE

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Sharon St. Pierre, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of NOVEMBER, 2015.



Judy A. Williams
NOTARY PUBLIC in and for
CHEROKEE COUNTY,
My commission expires: 05-23-2016
Type or Print Name of Notary
Judy A. Williams

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.