

NATIONSTAR MORTGAGE LLC (CXE)  
SEPEDY, HAWLEY S. AND INRIE M.  
4952 COUNTY ROAD 24, CORSICANNA, TX 75110

FHA 491-9433629-703  
Our File Number: 16-023622

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 17, 2009, HAWLEY S. SEPEDY AND WIFE, INRIE M. SEPEDY, as Grantor(s), executed a Deed of Trust conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING 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 00002190, 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, May 3, 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 in the area designated by the Commissioners Court, of Navarro 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 SITUATED IN THE JOHN YERBY SURVEY, ABSTRACT NO. 885, NAVARRO COUNTY, TEXAS, AND BEING LOTS 14 AND 15, NORTH PARK AS SHOWN ON REPLAT FILED OF RECORD IN VOLUME 7, PAGE 166, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

TOGETHER WITH THE MANUFACTURED HOME DESCRIBED AS FOLLOWS:

MAKE: CLAYTON HOMES  
MODEL: COLONIAL D  
YEAR: \_\_\_\_\_  
SERIAL NUMBER(S): CSS008974TXAB  
WIDTH: 32 X LENGTH: 52

Property Address: 4952 COUNTY ROAD 24  
CORSICANNA, 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.

2016 33

FILED FOR RECORD  
AT 2:00 O'CLOCK P.M.

MAR 14 2016

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

*Sharon Pierre*  
SUBSTITUTE TRUSTEE 3-14-16  
~~SHARON ST. PIERRE~~ OR CINDY DANIEL OR JIM O'BRYANT 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 WILLSIE OR PHILIP PIERCEALL  
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.**