

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, NORTHPARK 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 2:30 O'CLOCK P.M.
MAR 14 2016
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

Sharon Pierce 3-14-16
SUBSTITUTE TRUSTEE
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.