

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 26, 2011, JAMES B. MORRIS, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to STEVE HOLMES LAW FIRM, P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR R.H. LENDING, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00002987, in the DEED OF TRUST OR REAL PROPERTY records of NAVARRO COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 3, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in NAVARRO COUNTY, TEXAS 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 was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE NOBLE WADE SURVEY, ABSTRACT NO. 843, NAVARRO COUNTY, TEXAS, AND BEING THE SAME 13.534 ACRE TRACT OF LAND CONVEYED TO GEORGE W. AND DONNA E. HANLON, RECORDED IN VOLUME 1618, PAGE 784, DEED RECORDS, NAVARRO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 4801 FM 1129
POWELL, TX 75153

Mortgage Servicer: NATIONSTAR MORTGAGE LLC

Noteholder: U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR NRZ PASS-THROUGH
TRUST VII NPL
8950 CYPRESS WATERS BLVD.
COPPELL, TX 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 1st day of December, 2016.

206-164 Sheryl LaMont
Sharon St Pierre, Robert LaMont, Harriett Fletcher, David Sims, Sheryl LaMont, Frederick Britton, Jonathan Harrison, Aurora Campos, Patrick Zwiers, Kristopher Holub, Ramiro Cuevas, Markcos Pineda, Allan Johnston, Substitute Trustees

FILED FOR RECORD
AT 12:00 O'CLOCK P.M.
DEC 01 2016

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY *[Signature]* DEPUTY

Resolu

STATE OF TEXAS:
COUNTY OF NAVARRO:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE NOBLE WADE SURVEY, ABSTRACT NO. 843, NAVARRO COUNTY, TEXAS, AND BEING THE SAME 13.534 ACRE TRACT OF LAND CONVEYED TO GEORGE W. AND DONNA E. HANLON, RECORDED IN VOLUME 1618, PAGE 784, DEED RECORDS, NAVARRO COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE CENTER OF F.M. ROAD NO. 1129, EASEMENT RECORDED IN VOLUME 498, PAGE 406, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT AND THE EAST CORNER OF A TRACT OF LAND CONVEYED TO KEVIN AND KIMBERLY LAFORGE, RECORDED IN VOLUME 1499, PAGE 460, DEED RECORDS, NAVARRO COUNTY, TEXAS;

THENCE NORTH 37 DEGREES 31 MINUTES 29 SECONDS WEST ALONG THE
NORTHEAST LINE OF SAID LAFORGE TRACT PASSING A 1/2 INCH IRON ROD
FOUND FOR WITNESS AT 61.98 FEET AND CONTINUING FOR A TOTAL
DISTANCE OF 1386.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE
WEST CORNER OF HEREIN DESCRIBED TRACT, THE NORTH CORNER OF SAID
LAFORGE TRACT, SAID POINT BEING IN THE SOUTHEAST LINE OF A TRACT
OF LAND CONVEYED TO VERN H. KING II AND SUNNIE PAYNE, RECORDED IN
VOLUME 1480, PAGE 600, DEED RECORDS, NAVARRO COUNTY, TEXAS;

THENCE NORTH 33 DEGREES 22 MINUTES 53 SECONDS EAST ALONG THE SOUTHEAST LINE OF SAID KING/PAYNE TRACT A DISTANCE OF 362.92 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE NORTH CORNER OF HEREIN DESCRIBED TRACT AND THE WEST CORNER OF A TRACT OF LAND CONVEYED TO ERIC AND JAMIE PHILLIPS AND ALVIN J. AND KATHY S. YORK, RECORDED IN VOLUME 1605, PAGE 260, DEED RECORDS, NAVARRO COUNTY, TEXAS;

THENCE SOUTH 43 DEGREES 53 MINUTES 58 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID PHILLIPS/YORK TRACT A DISTANCE OF 1385.32 FEET TO A POINT FOR CORNER IN THE CENTER OF SAID F.M. ROAD NO. 1129 AND SAID EASEMENT, SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTH CORNER OF SAID PHILLIPS/YORK TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 43 DEGREES 53 MINUTES 58 SECONDS WEST - 60.60 FEET;

THENCE SOUTH 37 DEGREES 59 MINUTES 55 SECONDS WEST WITH THE CENTER OF SAID F.M. ROAD NO. 1129 AND SAID EASEMENT A DISTANCE OF 513.06 FEET TO THE PLACE OF BEGINNING AND CONTAINING 589,547.579 SQUARE FEET OR 13.534 ACRES OF LAND.