

2018-114
FILED FOR RECORD

AT _____ O'CLOCK _____ M.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
STEPHENS, LATASHA
7904 WEST FM 744, CORSICANA, TX 75110

FHA 491-9354112703
Firm File Number: 18-031300

OCT 25 2018

SHERRY DOWD County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 12, 2008, LATASHA M. STEPHENS, A SINGLE WOMAN, 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 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 00010505, to which reference is herein made for all purposes.

2018-114

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

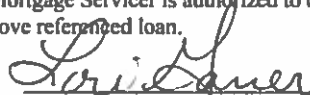
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, January 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Navarero county, 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 Navarero, State of Texas:

SEE EXHIBIT "A"

Property Address: 7904 WEST FM 744
CORSICANA, TX 75110
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
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.


SUBSTITUTE TRUSTEE
Lori Garner, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, Sharon St. Pierre, Randy Daniel, or Cindy Daniel
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.

Exhibit A

GF-Number 08R30981

BEING all of a tract of land situated in the David W. Campbell Survey, Abstract 140, being conveyed to Joshua Stalcup as recorded in CC# 2006-009592 Deed Records, Navarro County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch iron pipe found for corner in the Northwest line of F.M. 744 at the South corner of said Stalcup tract and being in the Southeast line of a tract of land conveyed to Johnny Seaton as recorded in Volume 774, Page 731, Deed Records, Navarro County, Texas;

THENCE North 46 degrees 43 minutes 29 seconds West, along the Southwest line of said Stalcup tract, a distance of 113.82 feet to a 2 inch iron pipe found for corner;

THENCE North 46 degrees 56 minutes 42 seconds East, a distance of 161.04 feet to a 2 inch iron pipe found for corner;

THENCE South 46 degrees 17 minutes 30 seconds East, a distance of 116.18 feet to a 2-inch iron pipe found for corner;

THENCE South 47 degrees 48 minutes 20 seconds West, along the Northwest line of said F.M. 744, a distance of 160.33 feet to the PLACE OF BEGINNING and containing 18.436 square feet or 0.423 of an acre of land.

Filed for Record in:
Navarro County
On: Nov 19, 2008 at 02:38P

As a
Receipt

Document Number: 00010305

Amount: 44.00

Receipt Number - 25992

By:
Gene Chandler

STATE OF TEXAS

COUNTY OF NAVARRO

I hereby certify that this instrument was
filed on the date and time stated herein by me and
was duly recorded and indexed herein by me.

Nov 19, 2008

Sherry Dowd, COUNTY CLERK
Navarro County