

#38

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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 duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: October 04, 2016
Time: The sale will begin at 10:00AM or not later than three hours after that time.
Place: THE WEST PORCH OF THE GAINES COUNTY COURTHOUSE LEADING INTO THE MIDDLE LANDING FROM THE WEST DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 13, 2008 and recorded in Document CLERKS FILE NO. 2008-0811 real property records of GAINES County, Texas, with MILTON ANDERSON AND CAMELIA ANDERSON, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MILTON ANDERSON AND CAMELIA ANDERSON, securing the payment of the indebtednesses in the original principal amount of \$180,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPELL, TX 75019

Chelsea Brooks

SMELLY HENDERSON, CHELSEA BROOKS, JOHN MCCARTHY, OR DAVID CARRILLO
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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— FILED —
9-13-16 - 1:45 p m
Vicki Phillips, County Clerk
Gaines County, Texas
Jackie Smith



Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on _____ I filed at the office of the GAINES County Clerk and caused to be posted at the GAINES County courthouse this notice of sale.

Declarant Name: _____
Date: _____

— FILED —

Vicki Phillips, County Clerk
Gaines County, Texas

EXHIBIT A

BEING THE NORTH ONE-HALF (N/2) OF THE EAST ONE-HALF (E/2) OF TRACT 1 OF DIAMOND HILL, A SUBDIVISION OF THE EAST ONE-HALF (E/2) OF SECTION 129, AND THE WEST ONE-HALF (W/2) OF SECTION 100, BLOCK G, W.T.RY.CO. SURVEY, GAINES COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 192, PAGE 377, DEED OF RECORDS OF GAINES COUNTY, TEXAS, SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.