

Freddy Young and Mary Ann Young
1308 Northwood Road
Powderly, Texas 75473
Our file #0916-089F

ATTENTION SERVICE MEMBERS:
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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 1, 1999, Freddy Young and Mary Ann Young executed a Deed of Trust conveying to James B. Witherow, a Trustee, the Real Estate hereinafter described, to secure FT Mortgage Companies d/b/a Sunbelt National Mortgage, a Kansas Corporation in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 4372 in the Real Property Records of Lamar County, Texas; and

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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 4, 2017, the foreclosure sale will be conducted in Lamar County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Lamar, State of Texas:

SITUATED IN LAMAR COUNTY, TEXAS, BEING LOT 5, THE NORTHWOODS, AS SHOWN IN PLAT OF SUCH ADDITION, OF RECORD IN BOOK 8, PAGE 80, LAMAR COUNTY PLAT RECORDS.

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is First Tennessee Bank National Association. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.



Shannah Walker, Substitute Trustee, or
Jon Murphy Howle, Successor Substitute Trustee, or
Sue Spasic, Successor Substitute Trustee, or
Zoran W. Spasic, Successor Substitute Trustee, or
Robert LaMont, Successor Substitute Trustee, or
Harriett Fletcher, Successor Substitute Trustee, or
Sheryl LaMont, Successor Substitute Trustee, or
David Sims, Successor Substitute Trustee, or
Sharon St. Pierre, Successor Substitute Trustee, or
Aurora Campos, Successor Substitute Trustee, or
Jonathan Harrison, Successor Substitute Trustee, or
Markcos Pineda, Successor Substitute Trustee, or
Ramiro Cuevas, Successor Substitute Trustee, or
Patrick Zwiers, Successor Substitute Trustee, or
Kristopher Holub, Successor Substitute Trustee, or
Frederick Britton, Successor Substitute Trustee

FILED FOR RECORDS
LAMAR COUNTY, TEXAS
17 MAR 14 PM 2:00
NORTH SISSON
COUNTY CLERK
BY

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262