

Alvin Richard Henson and Rachel Henson
544 Turtle Creek Drive
Reno, Texas 75462
Our file #0817-021F

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 September 1, 2009, Alvin Richard Henson and Rachel Henson executed a Deed of Trust conveying to W.R. Starkey, Jr., a Trustee, the Real Estate hereinafter described, to secure WR Starkey Mortgage, L.L.P in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 072493-2009 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, November 7, 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:

PLEASE SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN.

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Nationstar Mortgage LLC, d/b/a Mr. Cooper. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper 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, d/b/a Mr. Cooper, 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, d/b/a Mr. Cooper, 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 Howle, 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

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

BY _____
DEPUTY COUNTY CLERK
RUTH SISSON
17 OCT 16 PM 1:58
LAMAR COUNTY, TEXAS
FILED FOR RECORD

**Patrick Zwiers, Successor Substitute Trustee, or
Kristopher Holub, Successor Substitute Trustee, or
Frederick Britton, Successor Substitute Trustee, or
Ronnie Hubbard, Successor Substitute Trustee**

FIELD NOTES

Situated within the Limits of the City of Reno, County of Lamar, and State of Texas, a part of the Stephen Peters Survey #715, and being lot 30, Turtle Creek #3, said Addition being recorded in Envelope 280-D, Plat Records of said County and State, said lot 30 being conveyed to Michael L. Lawson et ux by deed recorded in Vol. 337, Page 9, of the Real Property Records of said County and State.

Beginning at an iron pin (s) for corner at the Southeast corner of said lot 30.

Thence North 88 Deg. 33 Min. 51 Sec. West at 100.8 ft. passing an iron pin (s), and continuing on a total distance of 110.8 ft. to the Southwest corner of said lot 30;

Thence North 11 Deg. 01 Min. 54 Sec. West a distance of 87.19 ft. to the Northwest corner of said lot 30;

Thence South 88 Deg. 33 Min. 51 Sec. East at 9.65 ft. passing an iron pin (f), and continuing on a total distance of 124.2 ft. to an iron pin (f) for corner at the Northeast corner of said lot 30;

Thence South 2 Deg. 12 Min. 34 Sec. East along the West Boundary Line of Turtle Creek Dr. a distance of 80.31 ft. to the place of beginning.

EXHIBIT A