

THE FOLLOWING  
NOTICE OF TRUSTEE'S SALE  
WERE SCANNED AND PLACED ON THE WEBSITE BY THE  
HEMPHILL COUNTY CLERK ON  
SEPTEMBER 26, 2019  
IF A WITHDRAW OF THE NOTICE OF TRUSTEE'S SALE HAS BEEN RECEIVED,  
THE WITHDRAW NOTICE WILL  
NOT BE REFLECTED ON THE WEBSITE.

LISA JOHNSON, COUNTY CLERK  
HEMPHILL COUNTY, TEXAS

RECEIVED  
12:10 PM  
SEP 26 2019  
LISA JOHNSON  
CLERK OF COURT  
HEMPHILL COUNTY, TEXAS

705 S 6TH ST  
CANADIAN, TX 79014

00000008416307

**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: November 05, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE COURTHOUSE STEPS OF THE HEMPHILL COUNTY COURTHOUSE 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 July 11, 2008 and recorded in Document VOLUME 644, PAGE 768 real property records of HEMPHILL County, Texas, with KLEY YARNOLD AKA KOLTON K YARNOLD AND KIMBERLY YARNOLD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by KLEY YARNOLD AKA KOLTON K YARNOLD AND KIMBERLY YARNOLD, securing the payment of the indebtednesses in the original principal amount of \$75,000.00, 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 D/B/A MR. COOPER 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



705 S 6TH ST  
CANADIAN, TX 79014

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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

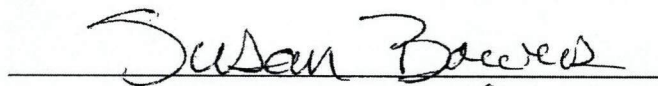
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RONNIE HECK, SHANNON HECK, JONATHAN SCHENDEL, RAMIRO CUEVAS, KRISTIE ALVAREZ, CHARLES GREEN, SUSAN BOWERS, JONATHAN BOWERS, GLANDEEN SHENK, JOSE A. BAZALDUA OR ANTONIO BAZALDUA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is SUSAN BOWERS, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9-26-19 I filed at the office of the HEMPHILL County Clerk and caused to be posted at the HEMPHILL County courthouse this notice of sale.



Declarants Name: SUSAN BOWERS

Date: 9-26-19



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HEMPHILL

**EXHIBIT "A"**

ALL OF LOTS NO. TWENTY-THREE (23) AND TWENTY-FOUR (24), IN BLOCK NO. TWELVE (12), MOODY'S ADDITION TO THE ORIGINAL TOWN OF CANADIAN HEMPHILL COUNTY, TEXAS.