

Judith Moore Husley
627 Ronnie Street
Fairfield, Texas 75840
Our file #1214-020F

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 April 25, 2008, Judith Moore Husley executed a Deed of Trust conveying to Baxter & Schwartz P.C., a Trustee, the Real Estate hereinafter described, to secure Nationstar Mortgage LLC in the payment of a debt therein described, said Deed of Trust being recorded in Document Number 00802925 in the Real Property Records of Freestone 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, February 7, 2017, the foreclosure sale will be conducted in Freestone 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 10:00 AM 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 Freestone, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT EIGHT-SIX (86), IN THE SIXTH (6TH) EASTVIEW ADDITION TO THE CITY OF FAIRFIELD, FREESTONE COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET B, ENVELOPE 40, PLAT RECORDS, FREESTONE COUNTY, TEXAS.


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 Nationstar Mortgage LLC. 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.

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.

Substitute and Successor Substitute Trustees are identified below.

HARVEY LAW GROUP


Kelly J. Harvey, Texas State Bar No. 09180150
Jenny W. Mason, Texas State Bar No. 24081794
Attorneys for Mortgagee and Mortgage Servicer
Date: 1/13/2017

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK

ON: Jan 17, 2017 AT 12:43P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 139655
By: Crystal Rossiaky, Deputy

Sharon St. Pierre

1-17-17

**Sheryl LaMont, Substitute Trustee, or
~~Sharon St. Pierre~~, Successor Substitute Trustee, or
David Sims, Successor Substitute Trustee, or
Robert LaMont, Successor Substitute Trustee, or
Allan Johnston, Successor Substitute Trustee, or
Lori Garner, Successor Substitute Trustee, or
Sharon St. Pierre, Successor Substitute Trustee, or
Robert LaMont, Successor Substitute Trustee, or
Sheryl LaMont, Successor Substitute Trustee, or
Harriett Fletcher, Successor Substitute Trustee, or
David Sims, 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**

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

FILED
 9:30 O'CLOCK *A* M
JUL 25 2016
 TERESA BLACK
 DISTRICT CLERK
 FREESTONE COUNTY, TEXAS
 BY *[Signature]* DEPUTY

CAUSE NO. 15-131-A

**IN RE ORDER FOR FORECLOSURE
 CONCERNING**

**627 RONNIE STREET,
 FAIRFIELD, TEXAS 75840**

UNDER TEX. R. CIV. PROC. 736

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IN THE DISTRICT COURT OF

FREESTONE COUNTY, TEXAS

77TH JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE
 AND FORECLOSURE**

Came on for consideration the Application for Order Allowing Foreclosure filed by Nationstar Mortgage LLC ("Applicant"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that the return of service has been on file for at least 10 days.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on September 30, 2014, the Applicant gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on March 5, 2015; and
- the loan is due for the September 1, 2014 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 627 Ronnie Street, Fairfield, Texas 75840 (the "Property") which has the following legal description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT EIGHT-SIX (86), IN THE SIXTH (6TH) EAST ADDITION TO THE CITY OF FAIRFIELD, FREESTON COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET B, ENVELOPE 40, PLAT RECORDS, FREESTON

(3) The name and last known address of each respondent subject to this Order is/are:

- Judith Moore Husley, 627 Ronnie Street, Fairfield, Texas 75840.

(4) The Security Instrument to be foreclosed is recorded or indexed under Document Number 00802925 of the real property records of Freestone County, Texas.


IT IS THEREFORE ORDERED that the Applicant may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 25 day of July, 2016.


JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

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