

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: April 03, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) 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 December 20, 2007 and recorded in Document CLERK'S FILE NO. 00709748 real property records of FREESTONE County, Texas, with JENNIFER R GRABS AND MARK W GRABS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JENNIFER R GRABS AND MARK W GRABS, securing the payment of the indebtednesses in the original principal amount of \$211,750.00, 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

LORI GARNER, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, ALLAN JOHNSTON, RONNIE HUBBARD, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY
Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____

Date: _____

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Mar 13, 2018 AT 01:02P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 145933
By: Alicia Dassetz, Deputy



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EXHIBIT "A"

BEING A 1.00 ACRE TRACT OF LAND SITUATED IN THE MARY R. ALSTON SURVEY, A-39, FREESTONE COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 1.00 ACRES TRACT DESCRIBED IN THE DEED FROM PATRICIA JANE FOLEY TO MARK GRABS ET UX RECORDED IN VOL. 1379, PG. 303, DEED RECORDS OF FREESTONE COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF COUNTY ROAD FCR 931 AND IN THE EAST LINE OF SAID 15.874 ACRES TRACT FOR NORTHEAST CORNER OF THIS TRACT, SAID CORNER BEARS S. 0 DEGREES 35' 03" W. 134.89 FT. FROM THE NORTHEAST CORNER OF THE PARTICIA JANE FOLEY CALLED 15.874 ACRES TRACT OF RECORD IN VOL. 1342, PG. 104, F.C.D.R.;

THENCE S. 0 DEGREES 35' 03" W. 30.23 FT. WITH THE CENTER OF SAID ROAD TO A POINT FOR MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 82 DEGREES 23' 00" W. 206.76 FT. TO A FOUND 1/2' IRON ROD FOR AN INSIDE ELL CORNER IN THE EAST LINE OF THIS TRACT;

THENCE S. 7 DEGREES 37' 00" W. 157.07 FT. TO A FOUND 1/2' IRON ROD FOR MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 82 DEGREES 23' 00" W. 200.00 FT. TO A FOUND 1/2" IRON ROD FOR SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 7 DEGREES 37' 00" E. 187.07 FT. TO A FOUND 1/2" IRON ROD FOR NORTHWEST CORNER OF THIS TRACT;

THENCE S. 82 DEGREES 23' 00" E. 403.05 FT. TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE, MORE OR LESS.



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