

19-362496

Notice of Substitute Trustee's Sale

FILED FOR RECORD

2019 AUG -1 AM 10:20

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

GLENN COUNTY, TEXAS
HARDIN COUNTY, TEXAS
[Handwritten signature]

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| Deed of Trust Date: February 6, 2014 | Original Mortgagor/Grantor: CAMERON J JACKSON AND BRANDY N DRODDY |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER |
| Recorded in: Volume: n/a Page: n/a Instrument No: 2014-44412 | Property County: HARDIN |
| Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER | Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019 |

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$90,306.00, executed by BRANDY DRODDY; CAMERON JACKSON and payable to the order of Lender.

Property Address/Mailing Address: 255 FRANK ST, KOUNTZE, TX 77625

Legal Description of Property to be Sold: BEING LOTS (1), TWO (2), FIVE (5) AND SIX (6) IN BLOCK THREE (3), OF THE THOMAS B. COE ADDITION TO THE CITY OF KOUNTZE, HARDIN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 5, PLAT RECORDS, HARDIN COUNTY, TEXAS..

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| Date of Sale: 9/3/19 | Earliest time Sale will begin: 10:00 AM |
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Place of sale of Property: Hardin County Courthouse, 300 Monroe, Kountze, TX 77625 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette McCrary, Joshua Sanders, Kristopher Holub, Julian Perrine, Kinney Lester, Tommy Jackson, Ron Harmon, Tiffany Beggs whose address is 1 Mauchly Irvine, CA 92618 or Margie Allen or Kyle Barclay or Tommy Jackson whose address 14800 Landmark Blvd., Suite



850, Dallas, TX 75254 , to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette McCrary, Joshua Sanders, Kristopher Holub, Julian Perrine, Kinney Lester, Tommy Jackson, Ron Harmon, Tiffany Beggs whose address is 1 Mauchly Irvine, CA 92618 or Margie Allen or Kyle Barclay or Tommy Jackson whose address 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette McCrary, Joshua Sanders, Kristopher Holub, Julian Perrine, Kinney Lester, Tommy Jackson, Ron Harmon, Tiffany Beggs whose address is 1 Mauchly Irvine, CA 92618 or Margie Allen or Kyle Barclay or Tommy Jackson whose address 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 , Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against 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 TRUSTEE

Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Mariel Marroquin, Jim Dolenz, Paulette McCrary, Joshua Sanders, Kristopher Holub, Julian Perrine, Kinney Lester, Tommy Jackson, Ron Harmon, Tiffany Beggs or Margie Allen or Kyle Barclay or Tommy Jackson, trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112