

Jack Schmidt and Ann Schmidt
1357 Grove Drive
West Tawakoni, Texas 75474
Our file #0317-932F

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 18, 2003, Jack Schmidt and Ann Schmidt executed a Deed of Trust conveying to CTC REAL ESTATE SERVICE, a Trustee, the Real Estate hereinafter described, to secure America's Wholesale Lender in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 16109 Vol 1069 Pg 538 in the Real Property Records of Hunt 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.

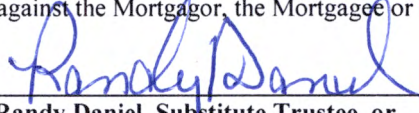
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 1, 2017, the foreclosure sale will be conducted in Hunt County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is 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 Hunt, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS AND BEING ALL OF LOT 27 & 28, BLOCK NO.2, TAWAKONI GROVE (REVISED), AN ADDITION TO THE SHORES OF LAKE TAWAKONI, HUNT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400 AT PAGE 139 OF THE PLAT REOCRDS OF HUNT 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., Coppel, 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.



Randy Daniel, Substitute Trustee, or
Cindy Daniel, Successor Substitute Trustee, or
Liz Hach, Successor Substitute Trustee, or
Cheryl Harris, Successor Substitute Trustee, or
Jonathan Harrison, Successor Substitute Trustee, or
Markcos Pineda, Successor Substitute Trustee, or
Ramiro Cuevas, Successor Substitute Trustee, or
Shawn Schiller, Successor Substitute Trustee, or
Patrick Zwiers, Successor Substitute Trustee, or
Darla Boettcher, Successor Substitute Trustee, or
Robert LaMont, Successor Substitute Trustee, or
David Sims, Successor Substitute Trustee, or
Harriett Fletcher, 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

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
17 JUL 10 PM 12:39
BY: 
DEPUTY

**Sheryl LaMont, Successor Substitute Trustee, or
Sharon St. Pierre, Successor Substitute Trustee, or
Randy Daniel, Successor Substitute Trustee, or
Jim O'Bryant, Successor Substitute Trustee**