

Dominique Antonio Futrell  
Kesia Renee Futrell  
3221 Taylor Drive  
Royse City, Texas 75189  
Our file #0917-005F

**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 May 28, 2010, Dominique Antonio Futrell and Kesia Renee Futrell executed a Deed of Trust conveying to Randall C. Present, a Trustee, the Real Estate hereinafter described, to secure DHI Mortgage Company LTD in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 2010-6211 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, November 7, 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:

**LOT 1, BLOCK "T", WOODLAND CREEK-PHASE 2, AN ADDITION TO THE CITY OF ROYSE CITY, HUNT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 400, PAGE 2001, CABINET F, SLIDE 310, PLAT RECORDS OF HUNT COUNTY, TEXAS.**

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, 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, d/b/a Mr. Cooper. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper 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, d/b/a Mr. Cooper, 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, d/b/a Mr. Cooper, 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.



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

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  
OCT 16 PM 12:55  
BY: [Signature] DEPUTY

**David Sims, Successor Substitute Trustee, or  
Harriett Fletcher, Successor Substitute Trustee, or  
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**

ACKNOWLEDGMENT

State of Texas            )  
                                  )  
County of \_\_\_\_\_)

This instrument was acknowledged before me on \_\_\_\_\_, 2017,  
by \_\_\_\_\_.

[Notary Seal]

\_\_\_\_\_  
Notary Public's Signature