

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
KINNARD, KENNETH G. AND CANDICE R. DAVIDSON
1424 ALPINE DRIVE, GREENVILLE, TX 75401

FHA 491-9653989-703
Firm File Number: 15-022398

FILE FOR RECORD
JENNIFER LINDENZWEIG
CLERK OF COUNTY CLERK HUNT CO. TX

18 MAR 29 PM 1:37

BY: D Strong
DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 29, 2009, KENNETH G. KINNARD, A SINGLE MAN AND CANDICE R. DAVIDSON, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to W.T. ALLISON II, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALLIANCE BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of HUNT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2009-14213, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 1, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Hunt county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Hunt, State of Texas:

PLEASE SEE EXHIBIT "A".

Property Address: 1424 ALPINE DRIVE
GREENVILLE, TX 75401
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

Randy Daniel
SUBSTITUTE TRUSTEE
Aurora Campos, Jonathan Harrison, Markcos Pineda,
Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla
Boettcher, Robert LaMont, David Sims, Harriett Fletcher,
Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Cindy
Daniel, Jim O'Bryant, Liz Hach or Cheryl Harris
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

EXHIBIT "A"

DESCRIPTION

All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being known as Lot 13 and Lot 14, Block No. Six of Holiday Hills Addition, Section No. 4, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 400, Page 215 of the Plat Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." found for corner in the South line of Lot 16 at the Northeast corner of the above cited Lot 14;

THENCE S. 00 deg. 22 min. 09 sec. E. with the East line of Lot 14 and the East line of the above cited Lot 13 a distance of 130.00 feet to a 1/2" iron rod found for corner at the Southeast corner of Lot 13, said point also being the Northeast corner of Lot 12;

THENCE S. 89 deg. 42 min. 41 sec. W. with the South line of Lot 13 and the North line of Lot 12 a distance of 125.00 feet to a point for corner in the East line of Alpine Street at the Southwest corner of Lot 13, said point also being the Northwest corner of Lot 12, from which a 1/2" iron rod found bears S. 89 deg. 42 min. 41 sec. W. a distance of 0.39 feet;

THENCE N. 00 deg. 22 min. 09 sec. W. with the East line of Alpine Street a distance of 129.89 feet to a point for corner at the Northwest corner of Lot 14, said point also being the Southwest corner of Lot 15, from which a 1/2" iron rod found bears N. 89 deg. 39 min. 43 sec. E. a distance of 0.65 feet;

THENCE N. 89 deg. 39 min. 43 sec. E. with the North line of Lot 14 and the South line of Lot 15 and the South line of Lot 16 a distance of 125.00 feet to the POINT OF BEGINNING and containing 0.373 acres of land.

Kincy Abstract & Sabine Title Company
P.O. Box 1413
Greenville, Texas 75403-1413

JB

FILED AND RECORDED Instrument# 2009-14213
11/02/2009 08:57:46 AM Pages: 11
Linda Brooks-County Clerk
By: colleent, Hunt County, TX

OPD
KIC