

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
18 APR -9 PM 1:45
BY: D Strong
DEPUTY

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
GREEN, FRANK E.
370 OLE WAGON ROAD, QUINLAN, TX 75474

FHA 491-9423428-703
Firm File Number: 17-026851

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 13, 2009, FRANK E. GREEN AND SHELLEY PATTON, as Grantor(s), executed a Deed of Trust conveying to ROBERT FRAPPIER, TRUSTEE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PHH MORTGAGE CORPORATION D/B/A CENTURY 21 (R) MORTGAGE (SM) 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 1818 Volume 1838, Page 31, 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, June 5, 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: 370 OLE WAGON ROAD
QUINLAN, TX 75474
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, 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

THE STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

NOTARY PUBLIC in and for _____ COUNTY,
My commission expires: _____

Exhibit "A"

Situated about 18 miles South 5° West from the City of Greenville, in the County of Hunt, State of Texas, a part of the M.D. Bullion Survey #128 and being Lot 80 of the Shady Oaks Subdivision recorded in Vol. 400, Page 841 of the Plat Records of said County and State, said Lot 80 being conveyed to Vanderbilt Mortgage and Finance, Inc. by deed recorded in Vol. 1806, Page 309 of the Official Public Records of said County and State.

Beginning at a 3/8" capped iron pin (HF 5699) set in the South boundary line of Ole Wagon Road (50' right of way) and at the Northeast corner of lot 79 and the Northwest corner of Lot 80 of said Subdivision and from said point a 1/2" iron pin found at the Northwest corner of Lot 78 bears North 86°16'54" West a distance of 200.00'.

Thence South 86°16'54" East along said road a distance of 100.00' to a 3/8" capped iron pin (HF 5699) set at the Northwest corner of Lot 81 and the Northeast corner of Lot 80;

Thence South 3°32'13" West a distance of 220.59' to a chain link post found at the Southwest corner of Lot 81, the Northwest corner of Lot 93, the Northeast corner of Lot 92 and the Southeast corner of Lot 80;

Thence North 86°54'46" West along a fence a distance of 99.24' to a chain link post found at the Northwest corner of Lot 92, the Northeast corner of Lot 91, the Southeast corner of Lot 79 and the Southwest corner of Lot 80;

Thence North 3°20'21" East a distance of 221.69' to point of beginning.

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

Doc 1818 BK V01 Pg
OR 1838 40

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Feb 17, 2009
at 09:34A

Document Number: 1818

Amount 52.00

By
Colleen Terry
Linda Brooks,
County Clerk,
Hunt County.

STATE OF TEXAS COUNTY OF HUNT

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the map records of Hunt County as stamped hereon by me.

Feb 17, 2009

Linda Brooks, County Clerk
Hunt County

Any provision herein which restricts the sale, rental or use of the described REAL PROPERTY because of Race, Color, Religion, Sex, handicap, marital status or National Origin is invalid and unenforceable under FEDERAL LAW, 3/12/78

REVERSE SIDE: At the time of recording, this instrument was found to be inadequate for the best photostatic reproduction because of illegibility, copies or other copy, discolored paper, etc. All duplicate, attests and charges were printed at the time the instrument was filed and preserved.