

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER (CXE) JOHNSON, LARRY AND BARBARA 2833 DALTON STREET, GREENVILLE, TX 75401

CONVENTIONAL Firm File Number: 18-029257

FILE FOR RECORD JENNIFER LINDENZWEIG COUNTY CLERK HUNT CO. TX 18 AUG 30 PM 12:09 DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 11, 2004, LARRY JOHNSON AND BARBARA JOHNSON, HUSBAND AND WIFE, Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK JR, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR LEHMAN BROTHERS BANK, FSB, A FEDERAL SAVINGS 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 12983 Volume 1202, Page 460, 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, October 2, 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:

SEE EXHIBIT A

Property Address: 2833 DALTON STREET 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.

[Signature] SUBSTITUTION TRUSTEE Kevin Key, 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

BEING a tract or parcel of land situated within the City of Greenville, Hunt County, Texas, being all of Lot 12, of Block 469 of the Original Town of Greenville, an addition to the City of Greenville, Hunt County, Texas, according to the Plat thereof recorded in Cabinet C on Slide 188 of the Plat Records of Hunt County, being the same tract of land as described in a Trustee's Deed with Jerry McNabb being the Trustee, as recorded in Volume 13 at Page 526 of the Real Property Records of Hunt County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the northwest corner of subject tract, said POINT OF BEGINNING being the Northeast corner of Lot 13, of Block 469, of the Original Town of Greenville, said POINT OF BEGINNING being on the south line of Dalton Street (a 60' R.O.W.);

THENCE S. 89 deg. 47 min. 25 sec. E along the north line of subject tract and the south line of Dalton Street, a distance of 53.04 feet to a 1/2 inch iron rod found for a corner at the northeast corner of subject tract, said corner being the northwest corner of Lot 9, of Block 448, of said Original Town of Greenville;

THENCE S. 00 deg. 00 min. 00 sec. W along the east line of subject tract, a distance of 133.60 feet to a 1/2 inch iron rod found for a corner at the southeast corner of subject tract;

THENCE S. 89 deg. 46 min. 21 sec. W. along the south line of subject tract, a distance of 53.04 feet to a 1/2 inch iron rod found for a corner at the southwest corner of subject tract;

THENCE N. 00 deg. 00 min. 00 sec. E along the west line of subject tract, a distance of 134.00 feet returning to the POINT OF BEGINNING and CONTAINING 0.163 acres of land.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Aug 17, 2004  
at 11:12A

Document Number: 12983

Amount \$8.00

By Jennifer Thomason  
Linda Brooks,  
County Clerk  
Hunt County

SOME IF 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 said records of Hunt County as stamped hereon by me.

Aug 17, 2004

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, Familial Status or National Origin is invalid and unenforceable under FEDERAL LGA, 3121289