

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**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 duty military service to the sender of this notice immediately.**

**1. Date, Time, and Place of Sale.**

Date: 01/02/2019

Time: Between 10AM - 1PM and beginning not earlier than 10AM - 1PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Van Zandt County, pursuant to §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.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/26/2001 and recorded in the real property records of Van Zandt County, TX and is recorded under Clerk's File/Instrument Number 00032065 with Bill Spencer and Maxine Spencer (grantor(s)) and Centex Home Equity Company, LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Bill Spencer and Maxine Spencer, securing the payment of the indebtedness in the original amount of \$26,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK as successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Nationstar Home Equity Loan Trust 2006-B is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF VAN ZANDT, STATE OF TX, TO-WIT:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING SITUATE IN THE COUNTY OF VAN ZANDT, STATE OF TEXAS, A PART OF THE T.J. SHAW SURVEY, ABSTRACT NO. 759, BEING WITHIN THE CORPORATE LIMITS OF THE CITY OF EDGEWOOD AND MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING A PART OF LOT NO. 2 IN BLOCK NO. 7 OF THE NORTH SIDE ADDITION TO SAID CITY OF EDGEWOOD, BEGINNING AT A STAKE SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID LOT NO. 2, SAME BEING IN THE NORTH LINE OF DOWNS STREET;

THENCE SOUTH 81 DEG. EAST, WITH SAID NORTH LINE OF DOWNS STREET, 60.5 FEET TO STAKE FOR CORNER;

THENCE NORTH 9 DEG. EAST 105 FEET TO STAKE FOR CORNER;

THENCE NORTH 81 DEG. WEST, WITH FENCE, 60.5 FEET TO STAKE FOR CORNER AT FENCE CORNER;

THENCE SOUTH 9 DEGREES WEST, WITH FENCE, 105 FEET TO THE PLACE OF BEGINNING.



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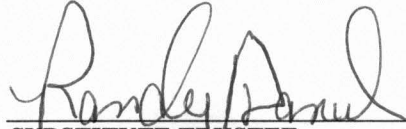
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BEING THAT PARCEL OF LAND CONVEYED TO BILL SPENCER FROM WILLIAM H. HUMPHRIES AND WIFE, PATTIZO HUMPHRIES BY THAT DEED DATED 02/01/1965 AND RECORDED 02/04/1965 IN DEED BOOK 603, AT PAGE 50 OF THE VAN ZANDT COUNTY, TX PUBLIC REGISTRY.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK as successor in interest to JP Morgan Chase Bank, N.A. as Trustee for Nationstar Home Equity Loan Trust 2006-B, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC  
8950 Cypress Waters Blvd.  
Coppell, TX 75019



**SUBSTITUTE TRUSTEE**

Randy Daniel, whose address 1320 Greenway Drive, Suite 200, Irving, TX 75038 OR Randy Daniel, whose address is 750 Highway 121 BYP, Ste 100, Lewisville, TX 75067

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
NOTARY PUBLIC in and for

\_\_\_\_\_ COUNTY

My commission expires: \_\_\_\_\_

Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Van Zandt County Clerk and caused to be posted at the Van Zandt County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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