

18-219152

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: October 29, 2007	Original Mortgagor/Grantor: DAVID W ELLIS AND LISA A ELLIS
Original Beneficiary / Mortgagee: NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: N/A Page: N/A Instrument No: 2007-046765	Property County: VAN ZANDT
Mortgage Servicer: Nationstar Mortgage LLC D/B/A Mr. Cooper	Mortgage Servicer's Address:

* 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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures:Note in the original principal amount of \$82,400.00, executed by DAVID W ELLIS ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 201 HUMPHRIES ST, EDGEWOOD, TX 75117

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF VAN ZANDT, STATE OF TEXAS, A PART OF THE T.J. SHAW SURVEY, ABST. NO. 759, BEING WITHIN THE CORPORATE LIMITS OF THE CITY OF EDGEWOOD AND MORE FULLY DESCRIBED AS FOLLOWS:

BEING A PART OF THE HUMPHRIES ADDITION TO SAID CITY OF EDGEWOOD, THE PLAT OF WHICH IS OF RECORD IN VOLUME 98, PAGE 598, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBES AS PART OF LOT NO. 7 IN BLOCK NO. 4 OF SAID HUMPHRIES ADDITION;

BEGINNING AT NORTHEAST CORNER OF SAID LOT NO. 7;

THENCE: NORTH 81 DEG. WEST WITH THE NORTH LINE OF SAID LOT NO. 7 100 FEET TO STAKE FOR CORNER;

THENCE: SOUTH 9 DEG. WEST 75 FEET TO STAKE FOR CORNER IN SOUTH LINE OF SAID LOT NO. 7;

THENCE: SOUTH 81 DEG. EAST WITH THE SAID SOUTH LINE OF LOT NO. 7 100 FEET TO STAKE FOR CORNER AT THE SOUTH EAST CORNER OF LOT NO. 7;

THENCE: NORTH 9 DEG. EAST WITH EAST LINE OF SAID LOT NO. 7 AND WITH THE WEST LINE OF A STREET 75 FEET TO THE PLACE OF BEGINNING.



Date of Sale: December 04, 2018

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: Van Zandt County Courthouse, 121 E. Dallas Street, Canton, TX 75103 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Shawn Schiller, Kelly Main, Bob Dickerson, Randy Daniel, Jim O'Bryant, Lisa Bruno, Dana Kamin, Meryl Olsen, whose address is 1 Mauchly Irvine, CA 92618, OR Randy Daniel or Cindy Daniel or Jim O'Bryant, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254 to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

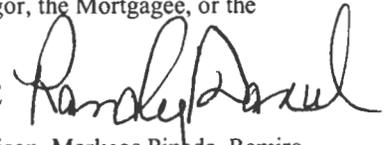
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Shawn Schiller, Kelly Main, Bob Dickerson, Randy Daniel, Jim O'Bryant, Lisa Bruno, Dana Kamin, Meryl Olsen, whose address is 1 Mauchly Irvine, CA 92618, OR Randy Daniel or Cindy Daniel or Jim O'Bryant, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Shawn Schiller, Kelly Main, Bob Dickerson, Randy Daniel, Jim O'Bryant, Lisa Bruno, Dana Kamin, Meryl Olsen, whose address is 1 Mauchly Irvine, CA 92618, OR Randy Daniel or Cindy Daniel or Jim O'Bryant, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

SUBSTITUTE TRUSTEE



Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Shawn Schiller, Kelly Main, Bob Dickerson, Randy Daniel, Jim O'Bryant, Lisa Bruno, Dana Kamin, Meryl Olsen, OR Randy Daniel or Cindy Daniel or Jim O'Bryant, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112