

No. 6221

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)**

FILED FOR RECORDATION
 2018 JUN 28 A 10:28 AM
 COUNTY OF LAMB TEXAS

Deed of Trust Date: September 28, 2005	Original Mortgagor/Grantor: CHARLES LEATHERS AND MICHELLE LEATHERS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SECURITY STATE BANK	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: 588 Page: 608 Instrument No: N/A	Property County: LAMB
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	Mortgage Servicer's Address: 8950 Cypress Waters Blvd. Coppel, TX 75019

* 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 \$83,331.00, executed by CHARLES LEATHERS AND MICHELLE LEATHERS ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 1060 COUNTY ROAD 291, OLTON, TX 79064

Legal Description of Property to be Sold: TRACT ONE:

A 1.50 ACRE TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 22, BLOCK 0-5, D. & S.E. RR CO. SURVEY, LAMB COUNTY, TEXAS, BEING THAT SAME CERTAIN TRACT OF LAND DESCRIBED IN VOLUME 414, PAGE 297, DEED REORDS OF LAMB COUNTY, TEXAS, SAID 1.50 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND BURIED IN THE CENTER OF AN INTERSECTION OF GRADED COUNTY ROADS AT THE NORTHEAST CORNER OF SAID SECTION 22 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 00 DEGREES 00'00" E, ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 179.67 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 89 DEGREES 59'35" W A DISTANCE OF 362.63 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 00 DEGREES 04'36" W A DISTANCE OF 180.00 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THECE S 89 DEGREES 57'20" E, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 362.87 FEET TO THE POINT OF BEGINNING.

TRACT TWO:

A 0.165 ACRE TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 22, BLOCK 0-5, D. & S.E. RR CO. SURVEY, LAMB COUNTY, TEXAS, BEING THAT CERTAIN TRACT OF



LAND DESCRIBED IN VOLUME 320, PAGE 825, DEED REORDS OF LAMB COUNTY. TEXAS, SAID 0.165 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THAT CERTAIN 1.50 ACRE TRACT OF LAND DESCRIBED IN VOLUME 414, PAGE 297, DEED REORDS OF LAMB COUNTY. TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT, FROM WHENCE A 5/8" IRON ROD FOUND BURIED IN THE CENTER OF AN INTERSECTION OF GRADED COUNTY ROADS AT THE NORTHEAST CORNER OF SAID SECTION 22 BEARS S 89 DEGREES 57'20" E A DISTANCE OF 362.87 FEET;

THENCE S 00 DEGREES 04'36" E A DISTANCE OF 180.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 1.50 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 89 DEGREES 59'35" W A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "STEVENS RPLS 4339" SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 00 DEGREES 04'36" W, AT A DISTANCE OF 160.04 FEET PASS A 1/2" IRON ROD WITH A CAP MARKED "STEVENS RPLS 4339" SET IN REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 180.04 FEET TO THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 89 DEGREES 57'20" E ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

Date of Sale: September 04, 2018	Earliest time Sale will begin: 10:00 am
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Place of sale of Property: Lamb County Courthouse, 100 6th Drive, Littlefield, TX 79339

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 Ronald Byrd, Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Douglas Woodard, Chris Demarest, Kristie Alvarez, whose address is 1 Mauchly Irvine, CA 92618, OR Ronald Byrd, 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, Ronald Byrd, Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Douglas Woodard, Chris Demarest, Kristie Alvarez, whose address is 1 Mauchly Irvine, CA 92618, OR Ronald Byrd, 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 Ronald Byrd, Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Douglas Woodard, Chris Demarest, Kristie Alvarez, whose address is 1 Mauchly Irvine, CA 92618, OR Ronald Byrd, 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



Ronald Byrd, Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Douglas Woodard, Chris Demarest, Kristie Alvarez, Ronald Byrd, Trustee

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