

FILED FOR RECORD
2018 JUN 10 PM 1:01
SUSAN STRICKLAND
CLERK, VAN ZANDT CO., TX
BY _____ DEF.

557 EAST ELM STREET
CANTON, TX 75103

00000007652993

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: July 02, 2019

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 16, 2005 and recorded in Document VOLUME 2076, PAGE 61 real property records of VAN ZANDT County, Texas, with NELLIE FAYE O'QUINN, grantor(s) and SEATTLE MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by NELLIE FAYE O'QUINN, securing the payment of the indebtednesses in the original principal amount of \$85,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

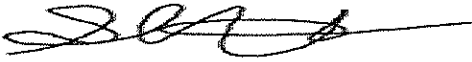


557 EAST ELM STREET
CANTON, TX 75103

00000007652993

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JUDITH A. FRAPPIER, PAUL BARRETT, MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, OR LAUREN CHRISTOFFEL whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

557 EAST ELM STREET
CANTON, TX 75103

00000007652993

00000007652993

VAN ZANDT

EXHIBIT "A"

TRACT ONE:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE COUNTY OF VAN ZANDT, STATE OF TEXAS, AND BEING A PART OF THE JESSE STOCKWELL SURVEY, ABSTRACT 760, AND LYING AND BEING WITHIN CORPORATE LIMITS OF THE TOWN OF CANTON AND BEING A PART OF LARGE LOT NUMBER 28 OF THE ORIGINAL TOWNSITE OF CANTON:

BEGINNING AT A POINT IN THE SOUTH LINE OF NEW ELM STREET AS EXTENDED THROUGH SAID LARGE LOT 28 WHICH POINT IS THE NORTHEAST CORNER OF A LOT WHICH WAS CONVEYED TO MELVIN JACKSON BY EFFIE COUCH, ET AL BY DEED DATED APRIL 15, 1953 AND RECORDED IN VOLUME 430 PAGE 305, DEED RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE SOUTH 81 EAST WITH SAID SOUTH LINE OF NEW ELM STREET AS EXTENDED 70 FEET TO STAKE FOR CORNER;

THENCE SOUTH 9 WEST 197.5 FEET TO STAKE FOR CORNER;

THENCE NORTH 81 WEST 70 FEET TO STAKE FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF SAID JACKSON LOT;

THENCE NORTH 9 EAST WITH EAST LINE OF SAID JACKSON LOT 197.5 FEET TO THE PLACE OF BEGINNING.

BEING THE SAME LAND AS DESCRIBED IN DEED FROM EFFIE COUCH, A FEME SOUL, ET AL TO GEORGE L. REESE, DATED SEPTEMBER 7, 1954, RECORDED IN VOLUME 441 PAGE 419, OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS.

TRACT TWO:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE COUNTY OF VAN ZANDT, STATE OF TEXAS, AND BEING A PART OF THE JESSE STOCKWELL SURVEY, ABSTRACT 760, AND LYING AND BEING WITHIN THE CORPORATE LIMITS OF THE TOWN OF CANTON AND BEING A PART OF LARGE LOT NUMBER 28 OF THE ORIGINAL TOWNSITE OF CANTON:

BEGINNING AT A POINT IN THE SOUTH LINE OF NEW ELM STREET AS EXTENDED THROUGH SAID LARGE LOT NO. 28 WHICH POINT IS THE NORTHEAST CORNER OF A LOT WHICH WAS CONVEYED BY EFFIE COUCH, ET AL TO GEORGE L. REESE BY WARRANTY DEED DATED SEPTEMBER 7, 1954, RECORDED IN VOLUME 441 PAGE 419 OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS;

THENCE SOUTH 81 EAST WITH SAID SOUTH LINE OF NEW ELM STREET APPROXIMATELY 7 FEET TO A POINT WHERE THE SOUTH LINE OF NEW ELM STREET INTERSECTS THE WEST LINE OF PECAN STREET;

THENCE SOUTH 9 WEST 197.5 FEET TO A STAKE IN THE WEST RIGHT OF WAY LINE OF SAID PECAN STREET;

THENCE NORTH 81 WEST, APPROXIMATELY 7 FEET, TO THE SOUTHEAST CORNER OF SAID LOT CONVEYED BY EFFIE COUCH, ET AL TO GEORGE L. REESE, BY WARRANTY DEED DATED SEPTEMBER 7, 1954;

THENCE NORTH 9 EAST 197.5 FEET ALONG SAID EAST LINE OF SAID LOT CONVEYED BY EFFIE COUCH, ET AL TO GEORGE L. REESE BY WARRANTY DEED DATED SEPTEMBER 7, 1954 TO THE PLACE OF BEGINNING, AND COVERING A STRIP OF LAND APPROXIMATELY 7 FEET WIDE WHICH LIES BETWEEN THE SAID GEORGE L. REESE LOT AND THE SAID PECAN STREET;

BEING THE SAME LAND AS DESCRIBED IN DEED DATED OCTOBER 25, 1955, FROM EFFIE COUCH, A FEME SOLE, ET AL

557 EAST ELM STREET
CANTON, TX 75103

0000007652993

TO GEORGE L. REESE, RECORDED IN VOLUME 458 PAGE 408 OF THE DEED RECORDS OF VAN ZANDT COUNTY,
TEXAS.