

1111 EAST SAMMY BAUGH AVENUE  
ROTAN, TX 79546

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**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: December 03, 2019

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

Place: OUTSIDE THE NORTH DOOR OF THE FISHER 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 August 15, 2008 and recorded in Document CLERK'S FILE NO. 36074; AS AFFECTED BY CLERK'S FILE NO. 190564 real property records of FISHER County, Texas, with CHARLES MARTIN AND LANELL MARTIN, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES MARTIN AND LANELL MARTIN, securing the payment of the indebtednesses in the original principal amount of \$146,250.00, 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.

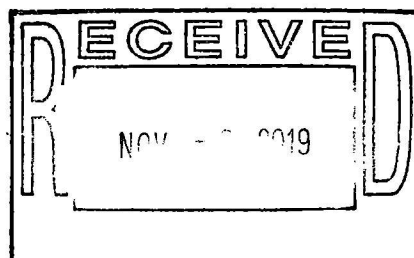
**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**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



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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 TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE 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.



Israel Saucedo



**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 FISHER County Clerk and caused to be posted at the FISHER County courthouse this notice of sale.

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

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

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FISHER

**EXHIBIT "A"**

TRACT ONE:

BEING 0.413 ACRE OF LAND OUT OF SECTION 124, BLOCK 2, H & T C RY CO. SURVEYS, FISHER COUNTY, TEXAS. DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" PIN IN THE NORTH R.O.W. OF HIGHWAY 92 THAT IS LOCATED N 13 DEGREES 24' 29" W-64.4' AND N 76 DEGREES 35' 31" E-464.0' FROM THE S.W. CORNER OF SAID SECTION AS ESTABLISHED BY THE EAST HEADWALL OF A CONCRETE CULVERT DESCRIBED IN A DEED TO JESSE L. HEFFERNAN IN FISHER COUNTY, TEXAS DEED RECORDS, VOLUME 274, PAGE 443;

THENCE N 12 DEGREES 05' 29" W-150.0' TO A SET 1/2" IRON PIN CAP MARKED MORRIS ENG. PLS 2426;

THENCE N 76 DEGREES 54' 31" E-120.0' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS ENG. PLS 2426;

THENCE S 12 DEGREES 05' 29" E-150.0' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS ENG. PLS 2426 IN SAID NORTH R.O.W.;

THENCE S 76 DEGREES 54' 31" W-120.0' ALONG SAID NORTH R.O.W. TO THE POINT OF BEGINNING AND CONTAINING 0.413 ACRE OF LAND, MORE OR LESS.

TRACT TWO:

A TRACT CONTAINING 0.02066 ACRES OF LAND, MORE OR LESS, OUT OF SECTION NUMBER 124, BLOCK 2, H & T C RY CO. SURVEYS IN FISHER COUNTY, TEXAS, BEING SIX FEET (6') WIDE RUNNING EAST TO WEST AND ONE HUNDRED FIFTY (150') LONG RUNNING NORTH TO SOUTH WITH THE EAST LINE OF SAID 0.02066 ACRE TRACT BEING THE WEST LINE OF A 0.413 ACRE TRACT OF LAND OUT OF SAID SECTION 124, BLOCK 2, H & T C RY CO. SURVEYS IN FISHER COUNTY, TEXAS, WHICH TRACT OF 0.413 ACRES WAS CONVEYED TO GRANTEEES HEREIN BY DEED, DATED DECEMBER 21, 1999, FROM J. W. KINCAID AND WIFE, LEOLA KINCAID, AND RECORDED IN VOLUME 744, PAGE 252, OFFICIAL PUBLIC RECORDS, OF FISHER COUNTY, TEXAS.