

1-278383

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: January 4, 2018	Original Mortgagor/Grantor: PENNY HUFFMAN AND PHILLIP HUFFMAN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: N/A Page: N/A Instrument No: 2018000120	Property County: MEDINA
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A Mr Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd. Coppell, 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 \$95,243.00, executed by PENNY HUFFMAN AND PHILLIP HUFFMAN ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 12148 EIDELWEISS DR, LA COSTE, TX 78039

Legal Description of Property to be Sold: LOT 1, BLOCK 2, LACOSTE HEIGHTS SUBDIVISION UNIT 1, IN THE CITY OF LACOSTE, MEDINA COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3, PAGE 5A OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS

Date of Sale: July 02, 2019	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: The area on the north side of the Medina County Courthouse located below the fire escape stairwell, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court 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 Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin, Deanna Ray, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin or Shelby Martin, 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, Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin, Deanna Ray, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin or Shelby Martin, 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 Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin, Deanna Ray, whose address is 3220 El Camino Real 1st Floor Irvine, CA 92602, OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin or Shelby Martin, 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

Troy Martin, Deborah Martin, Cassie Martin, Terri Martin,
Alexis Martin, Deanna Ray, OR Deborah Martin, Troy Martin,
Alexis Martin, Cassie Martin, Terri Martin or Shelby Martin,
Trustee

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

FILED AND RECORDED

Instrument Number: 19-00050

Filing and Recording Date: 04/25/2019 09:30:13 AM Pages: 3 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



Gina Champion

Gina Champion, County Clerk
Medina County, Texas

Filed By Leeann Quintanilla Deputy

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