

NATIONSTAR MORTGAGE LLC (CXE)
BOYER, BRIAN
2865 BRIARWOOD DRIVE, PARIS, TX 75460

FHA 491-9470253-703
Our File Number: 15-022656

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 26, 2009, BRIAN BOYER, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to TYSON T. ABSTON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUARANTY BOND BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of LAMAR COUNTY, TX and is recorded under Clerk's File/Instrument Number 068127-2009, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

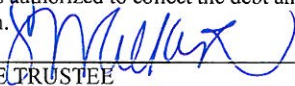
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **November 1, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Lamar county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Lamar, State of Texas:

BEING A 0.2389 ACRE TRACT OF LAND IN THE HIRAM WILLIAMS SURVEY, ABSTRACT NO. 1003, IN THE CITY OF PARIS, LAMAR COUNTY, TEXAS; BEING ALL OF LOT 6, BLOCK 5 OF TOWN NORTH ESTATES PART 3, AS RECORDED IN ENVELOPE 239-B OF THE LAMAR COUNTY PLAT RECORDS (L.C.P.R.); AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED DATED JUNE 13, 2002 TO SHARON LYNNE RODEN AND RICHARD GLENN GILLIES, RECORDED IN VOLUME 1206, PAGE 45 OF THE LAMAR COUNTY REAL PROPERTY RECORDS (L.C.R.P.R.); SAID 0.2389 ACRE TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES. (ALL BEARINGS CITED HEREIN ARE BASED ON DUE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF BRIARWOOD DRIVE ACCORDING TO ENV. 239-B, L.C.P.R.)

Property Address: 2865 BRIARWOOD DRIVE
PARIS, TX 75460
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019


The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.



SUBSTITUTE TRUSTEE
SHANNAH WALKER OR DANNY DAVIS OR
ROBERT LAMONT OR HARRIETT FLETCHER OR
SHERYL LAMONT OR DAVID SIMS OR SHARON ST.
PIERRE OR AURORA CAMPOS OR RAMIRO
CUEVAS OR MATTHEW WOLFSON OR CLAY
GOLDEN OR MARKOS PINEDA OR CHRIS
DEMEREST OR KELLEY BURNS OR TANYA
GRAHAM OR DANIEL WILLSIE OR CHARLIE
WALKER OR JIM O'BRYANT OR RANDY DANIEL
OR CINDY DANIEL
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Hopkins

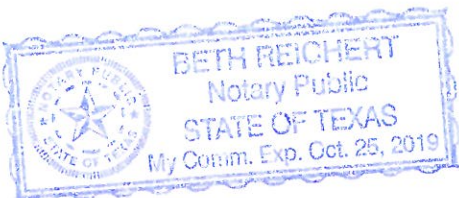
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shannah Walker, Substitute Trustee, known to me to be the person and officer whose name

137406-2016 Pages: 3 NOT
10/11/2016 03:27:34 PM By: acooper
Lamar County, TX
Russ Towers - County Clerk


FILED FOR RECORD
OCT 11 PM 3:25
CLERK

is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 16 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of October.



Beth Reichert
NOTARY PUBLIC in and for
HOPKINS COUNTY,
My commission expires: 10-25-19
Type or Print Name of Notary
Beth Reichert

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 military service to the sender of this notice immediately.

2865 Briarwood Drive
In the City of Paris, Lamar County, Texas

Being a 0.2389 acre tract of land in the Hiram Williams Survey, Abstract No. 1003, in the City of Paris, Lamar County, Texas; being all of Lot 6, Block 5 of Town North Estates Part 3, as recorded in Envelope 239-B of the Lamar County Plat Records (L.C.P.R.); and being all of that certain tract of land described in deed dated June 13, 2002 to Sharon Lynne Roden and Richard Glenn Gillies, recorded in Volume 1206, Page 45 of the Lamar County Real Property Records (L.C.R.P.R.); said 0.2389 acre tract of land is more particularly described by metes and bounds as follows (all bearings cited herein are based on due West along the north right-of-way line of Briarwood Drive according to Env. 239-B, L.C.P.R.):

BEGINNING at a 4-inch diameter concrete monument found in the north right-of-way line of Briarwood Drive (50 feet wide according to Env. 239-B, L.C.P.R.) for an angle point in the east boundary line of Town North Estates Part 3, an interior corner of Town North Estates Part 2, as recorded in Envelope 218-B, L.C.P.R., the southwest corner of Lot 7 of said Block 5, and the southeast corner of the herein described tract;

- 1.) THENCE West, along the north right-of-way line of Briarwood Drive and a common boundary line of Town North Estates Part 2 and Part 3, at a distance of 55.00 feet passing an angle point in said common boundary line, and continuing a total distance of 78.73 feet to a 1/2-inch iron rod found for the southeast corner of Lot 5 of said Block 5;
- 2.) THENCE North 00 deg. 04 min. 40 sec. West, along the east boundary line of said Lot 5, a distance of 132.04 feet to a point in the south boundary line of Lot 14 of Block 5, from which a found 2-inch metal chain-link fence post bears South 25 deg. 09 min. East, a distance of 0.15 feet and a 1/2-inch iron rod found in the east right-of-way line of 28th Street NE bears North 89 deg. 58. min. 49 sec. West, a distance of 400.65 feet;
- 3.) THENCE South 89 deg. 58 min. 49 sec. East, along the south boundary line of said Lots 13 and 14 of said Block 5, a distance of 78.93 feet to a 4-inch diameter concrete monument found for an angle point in the common boundary line of Town North Estates Part 2 and Part 3 and the northwest corner of said Lot 7;
- 4.) THENCE South 00 deg. 00 min. 35 sec. West, along the common boundary line of Town North Estates Part 2 and Part 3 and the west boundary line of said Lot 7, a distance of 132.01 feet to the POINT OF BEGINNING and containing 0.2389 acre of land.

EXHIBIT A