

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: September 04, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE EAST STEPS OF THE WALKER 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 December 05, 2005 and recorded in Document VOLUME 727, PAGE 370 real property records of WALKER County, Texas, with JAMES A. HANNA, III AND TINA HANNA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES A. HANNA, III AND TINA HANNA, securing the payment of the indebtednesses in the original principal amount of \$144,000.00, 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 MR. COOPER 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPELL, TX 75019

*Kelly Jimenez*

KAREN LILLEY, REBECCA HAMMOND, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, IAN MOSER, REVA ROUCHON-HARRIS, ALLAN KINGDOM, BENJAMIN GRIESINGER, STEPHANIE KOHLER, KIM HINSHAW OR KELLY JIMENEZ, OR SAMUEL DAFFIN II  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is Kelly Jimenez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the WALKER County Clerk and caused to be posted at the WALKER County courthouse this notice of sale.

Declarants Name: Kelly Jimenez  
Date: \_\_\_\_\_

FILED FOR POSTING  
At 11:35 O'clock A. M

AUG 13 2018

Kari French, Walker County Texas  
by Kelly Jimenez Deputy



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**EXHIBIT "A"**

BEING 11.85 ACRES OF LAND, MORE OR LESS, SITUATED IN THE WILLIAM ROARK SURVEY, ABSTRACT NO. 41, WALKER COUNTY, TEXAS AND BEING ALL OF LOT 18, WESTOAK SUBDIVISION, PLAT RECORDED IN VOLUME 1, PAGE 200, PLAT RECORDS, AND BEING OUT OF AND A PART OF THE FOLLOWING DESCRIBED TRACTS: (A), A CALLED 1.00 ACRE TRACT AS DESCRIBED IN A DEED FROM LEROY FAILS TO JAMES HANNA, III, DATED MAY 6, 1981 AND RECORDED IN VOLUME 376, PAGE 321, DEED RECORDS AND (B) . A CALLED 42.6 ACRE TRACT AS DESCRIBED IN A DEED FROM LEROY FAILS TO JAMES HANNA, III, DATED JANUARY 21, 1984 AND RECORDED IN VOLUME 428, PAGE 819, DEED RECORDS, SAID 11.85 ACRE TRACT BEING MORE DEFINITELY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER OF SAID LOT 18, SAME BEING THE SOUTHEAST CORNER OF SAID 42.6 ACRE TRACT AND ALSO BEING THE NORTHWEST LINE OF A CALLED 24.78 ACRE TRACT, SITUATED IN THE W. J. FAIN SURVEY, ABSTRACT NO. 661, AS DESCRIBED IN A DEED FROM VERNA COHN YOUNG TO JAMES ALVIN HANNA, III, RECORDED IN VOLUME 363, PAGE 698, OFFICIAL RECORDS, SET A 5/8" IRON ROD FOR THE MOST EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S52DEG 01'23"W, WITH THE SOUTHEAST LINE OF SAID LOT 18 AND THE NORTHWEST LINE OF SAID 24.78 ACRE TRACT, FOR A DISTANCE OF 1003.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT 18, SAME BEING THE NORTHEAST CORNER OF LOT 19 OF SAID SUBDIVISION, SET A 5/8" IRON ROD;

THENCE N89DEG 28' 14"W, WITH THE SOUTH LINE OF SAID LOT 18 AND THE NORTH LINE OF SAID LOT 19, FOR A DISTANCE OF 135.38 FEET TO THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 18, SAME BEING A SOUTHEASTERLY CORNER OF WESTOAK DRIVE, FOUND A 5/8" IRON ROD;

THENCE N00DEG 26'08"E, WITH A WESTERLY LINE OF SAID LOT 18 AND AN EASTERLY LINE OF SAID ROAD, FOR A DISTANCE OF 100.33 FEET TO AN INTERIOR CORNER OF SAID LOT 18, FOUND A 5/8" IRON ROD;

THENCE N89DEG 28'14"W, WITH A SOUTHERLY LINE OF SAID LOT 18 AND A NORTHERLY LINE OF SAID ROAD, FOR A DISTANCE OF 100.93 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 18, SAME BEING THE SOUTHEAST CORNER OF LOT 17 OF SAID SUBDIVISION, FOUND A 5/8" IRON ROD;

THENCE N00DEG 48'15 "W (WESTOAK PLAT CALL), WITH THE WEST LINE OF SAID LOT 18 AND THE EAST LINE OF SAID LOT 17, FOR A DISTANCE OF 513.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 18, SAME BEING THE NORTHEAST CORNER OF SAID LOT 17 AND ALSO BEING THE SOUTH LINE OF SAID 42.6 ACRE TRACT, FOUND A 5/8" IRON ROD;

THENCE N89DEG 53'42"E, WITH THE NORTH LINE OF SAID LOT 18 AND THE SOUTH LINE OF SAID 42.6 ACRE TRACT, FOR A DISTANCE OF 286.18 FEET TO AN INTERIOR ANGLE POINT OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 2" PIPE-RAIL FENCE CORNER POST, FOUND FOR REFERENCE ONLY, BEARS N00DEG 39'E-3.7 FEET;

THENCE, ACROSS SAID 42.6 AND 1.00 ACRE TRACTS AND GENERALLY WITH AN EXISTING PIPE-RAIL FENCE, THE FOLLOWING CALLS:

(1). N00DEG 39'13"E- 253.79 FEET;(2). N68DEG 12'29"E- 148.63 FEET;(3). N06DEG 54'15"E- 989.23 FEET TO A POINT IN THE NORTH LINE OF SAID 42.6 ACRE TRACT, SAME BEING THE CALLED SOUTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1696 FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CONCRETE RIGHT-OF-WAY MONUMENT, FOUND FOR REFERENCE ONLY, BEARS N80DEG 40'00"W-861.84 FEET;

THENCE S80DEG 28' 27"E, WITH THE NORTH LINE OF SAID 42.6 ACRE TRACT AND THE CALLED SOUTH LINE OF SAID F.M. 1696, FOR A DISTANCE OF 57.09 FEET TO A POINT;

THENCE, ACROSS SAID 42.6 ACRE TRACT, AND GENERALLY FOLLOWING AN EXISTING PIPE-RAIL FENCE, THE FOLLOWING CALLS:

(1). S07DEG 02'34"W- 984.56 FEET; (2). S81DEG 02'45"E- 71.96 FEET; AND (3) . S05DEG 37'53"E- 294.11 FEET TO A POINT IN THE SOUTH LINE OF SAID 42.6 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID LOT 18, FROM SAID POINT A 2" PIPE- RAIL FENCE POST, FOUND FOR REFERENCE ONLY, BEARS N05DEG 37'W-4.6 FEET;

THENCE N89DEG 53'42"E, WITH THE NORTH LINE OF SAID LOT 18 AND THE SOUTH LINE OF SAID 42.6 ACRE TRACT, FOR A DISTANCE OF 452.10 FEET TO THE PLACE OF BEGINNING.

