

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
GARRETT, TIMOTHY AND DONNIEA  
3661 RED BUD LANE, HUNTSVILLE, TX 77340

FHA 512-0408392-703  
Firm File Number: 13-013312

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 26, 2012, TIMOTHY GARRETT SR, AND DONNIEA GARRETT, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to G TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR BANK OF AMERICA, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of WALKER COUNTY, TX and is recorded under Clerk's File/Instrument Number 00000759 Volume 1010, Page 304, 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 6, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Walker 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 Walker, State of Texas:

ALL OF LOT SIX (6), BLOCK "B" OF SPRING LAKE ESTATES SUBDIVISION, SECTION FIVE (5), A SUBDIVISION IN WALKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF IN VOLUME 1, PAGE 18, OF THE PLAT RECORDS OF WALKER COUNTY, TEXAS.

Property Address: 3661 RED BUD LANE  
HUNTSVILLE, TX 77340  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
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.

**FILED FOR POSTING**  
At 1:27 o'clock PM

**AUG 30 2018**

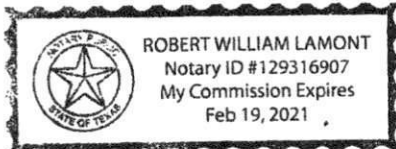
KARI FRENCH, COUNTY CLERK  
WALKER COUNTY, TEXAS  
By Cassie Hill Deputy

Sheryl LaMont  
SUBSTITUTE TRUSTEE 8-30-18  
Karen Lilley, Rebecca Hammond, Robert LaMont, Sheryl  
LaMont, David Sims, Harriett Fletcher, Allan Johnston, or  
Sharon St. Pierre,  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF TEXAS  
COUNTY OF GREGG

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

2018. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of August



Robert William Lamont  
NOTARY PUBLIC in and for  
GREGG COUNTY,  
My commission expires: Feb. 19, 2021

Type or Print Name of Notary

Robert William Laddont

**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.**