

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
LEATHERS, CHARLES AND MICHELLE
1060 COUNTY ROAD 291, OLTON, TX 79064

FHA 494-3213658-703
Firm File Number: 18-030965

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 28, 2005, CHARLES LEATHERS AND MICHELLE LEATHERS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to GEORGE RICHARDSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR SECURITY STATE BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of LAMB COUNTY, TX and is recorded under Clerk's File/Instrument Number 1846 Volume 588, Page 608, 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, December 3, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Lamb** 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 Lamb, State of Texas:

SEE EXHIBIT "A"

Property Address: 1060 COUNTY ROAD 291
OLTON, TX 79064
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, 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.

Ronald Byrd

SUBSTITUTE TRUSTEE

Ronald Byrd, Kristie Alvarez, Charles Green, Liam Brown,
Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana
Kamin, Corbett Sanders, Aarti Patel
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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.

FILED FOR RECORD
OCT 15 A 10:25
COUNTY CLERK
LAMB CO. TX

EXHIBIT 'A'

TRACT ONE:

A 1.50 acre tract of land located in the Northeast Quarter (NE ¼) of Section 22, Block 0-5, D. & S.E. RR. Co. Survey, Lamb County, Texas, being that same certain tract of land described in Volume 414, Page 297, Deed Records of Lamb County, Texas, said 1.50 acre tract being further described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found buried in the center of an of an intersection of graded county roads at the northeast corner of said Section 22 for the northeast corner of this tract;

THENCE S 00°00'00" E, along the east line of said Section 22, a distance of 179.67 feet to a 5/8" iron rod found for the southeast corner of this tract;

THENCE S 89°59'35" W a distance of 362.63 feet to a ½" iron rod found for the southwest corner of this tract;

THENCE N 00°04'36" W a distance of 180.00 feet to a 5/8" iron rod found for the northwest corner of this tract;

THENCE S 89°57'20" E, along the north line of said Section 22, a distance of 362.87 feet to the POINT OF BEGINNING;

TRACT TWO:

A 0.165 acre tract of land located in the Northeast Quarter (NE ¼) of Section 22, Block 0-5, D. & S.E. RR. Co. Survey, Lamb County, Texas, being a portion of that certain tract of land described in Volume 320, Page 825, Deed Records of Lamb County, Texas, said 0.165 acre tract being further described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the northwest corner of that certain 1.50 acre tract of land described in Volume 414, Page 297, Deed Records of Lamb County, Texas, for the northeast corner of this tract, from whence a 5/8" iron rod found buried in the center of an intersection of graded county roads at the northeast corner of said Section 22 bears S 89°57'20" E a distance of 362.87 feet;

THENCE S 00°04'36" E a distance of 180.00 feet to a ½" iron rod found for the southwest corner of said 1.50 acre tract and for the southeast corner of this tract;

THENCE S 89°59'35" W a distance of 40.00 feet to a ½" iron rod with cap marked "Stevens RPLS 4339" set for the southwest corner of this tract;

THENCE N 00°04'36" W, at a distance of 160.04 feet pass a ½" iron rod with a cap marked "Stevens RPLS 4339" set in reference, continuing for a total distance of 180.04 feet to the northwest corner of this tract;

THENCE S 89°57'20" E along the north line of said Section 22, a distance of 40.00 feet to the POINT OF BEGINNING.