

NATIONSTAR MORTGAGE LLC (CXE)
SCALES, LINDA
118 LCR 139, PRAIRIE HILL, TX 76678

00001130
FHA 492-8472676-703
Our File Number: 15-021926

Copy of Original
Filed 9/14/2015
Not Compared
or Verified

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 26, 2009, THOMAS J SCALES AND LINDA K SCALES, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ROBERT, FRAPPIER, TRUSTEE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PHH MORTGAGE CORPORATION D/B/A ERA MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of LIMESTONE COUNTY, TX and is recorded under Clerk's File/Instrument Number 00092808 Volume 1315, Page 381, 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 3, 2015 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 at the County Courthouse in LIMESTONE COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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 LIMESTONE, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE H. & T. C. R. R. SURVEY, ABSTRACT NO. 287, LIMESTONE COUNTY, TEXAS AND BEING ALL OF THE CERTAIN CALLED 1/4 ACRE TRACT DESCRIBED IN A DEED TO TRESA A. HUTCHINSON FROM DANNIE P. HUTCHISON ON JANUARY 19, 2005 AND RECORDED IN VOLUME 1195, PAGE 40 OF THE REAL PROPERTY RECORDS OF LIMESTONE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 118 LCR 139
PRAIRIE HILL, TX 76678
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

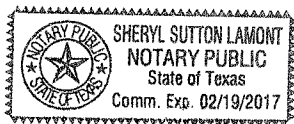
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Sharon Drieme
SUBSTITUTE TRUSTEE 09-14-15
ROBERT LAMONT OR SHARON ST. PIERRE OR
SHERYL LAMONT OR DAVID SIMS
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 Sharon St. Pierre, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of September, 2015.



Sheryl Sutton Lamont
NOTARY PUBLIC in and for
GREGG COUNTY,
My commission expires: 02-19-2017
Type or Print Name of Notary
Sheryl Sutton Lamont

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.

EXHIBIT "A"

All that certain lot, part or parcel of land, part of the H. & T. C. R. Survey, Abstract No. 267, Limestone County, Texas and being all of the land called M area being described in a deed to Tracy A. Blackburn from Donald W. Nippel dated on January 19, 2006 and recorded in Volume 1185, Page 46 of the Real Property Records of Limestone County, Texas and being more completely described as follows, to-wit:

SECTION 34 is a 36' wide and 160' long strip of land for the West corner of the above mentioned 16 acre tract, the South corner of a called 4 acre tract conveyed to Gille Ruth Mann from William McDaniel recorded in Volume 521, Page 513 and being in the Northeast 1/4 of County Road No. 139;

TRACED North 56 deg. 00 min. 50 sec. East with the Northwest line of the 16 acre tract and the Eastern line of the 4 acre tract, a distance of 126.25 ft. to a 1/2" iron rod (set) in a fence for the North corner of the 16 acre tract and being the remaining West corner of the portion of a called 5.5 acres conveyed to J. D. Martin recorded in Volume 424, Page 594;

TRACED South 20 deg. 00 min. 00 sec. East with the Northwest line of the 16 acre tract and the westerly Southeast line of the Hardin 0060, a distance of 96.25 ft. to a 1/2" (iron rod) (set) for an old corner of same and being the East corner of the 4 acre tract;

TRACED South 60 deg. 00 min. 00 sec. West with the Southeast line of the 16 acre tract and the westerly Northwest line of the Hardin tract, a distance of 120.00 ft. to a 1/2" iron rod (set) for the westerly West corner of same, the North corner of the 4 acre tract and being the Northwest line of said County Road No. 139;

TRACED North 70 deg. 00 min. 00 sec. West with the Southeast line of the 16 acre tract and the Northwest line of County Road No. 139, a distance of 96.25 ft. to the place of beginning and containing 9.255 acres of land.

The bearings and/or lengths are based on the Northwest line of a called M area tract described in Volume 1193, Page 140 of the Real Property Records of Limestone County, Texas.

Filed for Record in: Limestone County

On: Jul 02, 2009 at 09:45A

By: Jenica Ledet

STATE OF TEXAS COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Limestone County as stamped hereon by me.

Jul 02, 2009

Peggy Beck, County Clerk Limestone County

Filed for Record in: Limestone County

On: Sep 14, 2015 at 01:44P

By: Olga Guzman

STATE OF TEXAS COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County as stamped hereon by me.

Sep 14, 2015

Peggy Beck, County Clerk Limestone County