

NOTICE OF FORECLOSURE 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. Property to Be Sold. The property to be sold is described as follows: SEE EXHIBIT A & B

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/22/2011 and recorded in Book 319 Page 185 real property records of San Saba County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 11/06/2018

Time: 10:00 AM

Place: San Saba County Courthouse, Texas, at the following location: THE SOUTH STEPS OF THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by CECIL PHILLIP STERNS, JR AND ALLIE DEE STERNS, provides that it secures the payment of the indebtedness in the original principal amount of \$126,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint LINDA REPPERT, JUANITA COX, JIMMY CARROLL BREWER OR STEPHEN RAWLINGS, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

*[Signature]*

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Marissa Sibal, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

*[Signature]*

LINDA REPPERT, JUANITA COX, JIMMY CARROLL BREWER  
OR STEPHEN RAWLINGS  
c/o AVT Tide Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

I am *[Signature]* whose address is c/o AVT Tide Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on August 13, 2018 I filed this Notice of Foreclosure Sale at the office of the San Saba County Clerk and caused it to be posted at the location directed by the San Saba County Commissioners Court.

Certificate of Posting

Original  
FILED FOR RECORD  
13th day of Aug 2018  
at 1:10 o'clock P.M.

*[Signature]*  
Clerk County Court, San Saba, Texas

By *[Signature]* Deputy



**EXHIBIT A**

Exhibit A to the Mortgage made on March 22, 2011, by Cecil Phillip Stearns, Jr and Allie Dee Stearns ("Borrower") to Security One Lending ("Lender"). The Property is located in the county of SAN SABA, state of Texas, described as follows:

**Description of Property**

Being a 60' x 120' lot, more or less, out of Block 30 of the Harwood and Fentress Addition to the City of San Saba as recorded in Volume "E", Page 62, Deed Records, San Saba County, Texas, being the same land described as the West Half of the Northwest 1/4 of said Block 30 in a Deed from Golding Enterprises, Inc. to Cecil Phillip Stearns, Jr., et ux, recorded in Volume 306, Page 49, Official Public Records, San Saba County, Texas; and being more fully described in Exhibit B which is attached hereto, incorporated herein by reference and made a part hereof for description of the property.

VOL. 319 PAGE 197

Exhibit *B*

Field notes of a 60' X 120' lot out of Block 30 of the Harwood & Pentress Addition to the City of San Saba as recorded in Volume "E", Page 62 of the San Saba County Deed Records, being the same land described as the West Half of the Northwest 1/4 of said Block 30 in a deed from Guiding Enterprises, Inc. to Cecil Philip Stems, Jr., et ux recorded in Volume 306, Page 49 of the San Saba County Official Public Records. Survey was made for Cecil Philip Stems, et ux.

Beginning at a 3/8" iron pin (found) at the northwest corner of Block 30 of the Harwood & Pentress Addition;

Thence East 60.00 feet (basis of bearings) along the north line of said Block 30 and the south line of West Church Street to a 3/8" iron pin (found) for the northeast corner of this lot;

Thence South 120.00 feet to a 1/2" iron pin (found) in the approximate center of a drainage ditch easement for the southeast corner of this lot;

Thence West 60.00 feet along the south line of this lot and the approximate center of said drainage ditch easement to a "MAG" nail (set) in a concrete apron of said drainage ditch easement for the southwest corner of this lot;

Thence North 120.00 feet along the west line of said Block 30 and the east line of 5<sup>th</sup> Street to place of beginning.

Basis of Bearings: Bearings are based on a call of East for the north line of Block 30 of the Harwood & Pentress Addition as marked by iron pins (found).

*March 30, 2011  
6:30 P.M.*

*J. W. [Signature]*

VOL. 319 PAGE 198