

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 SOUTH SIDE OF THE MCCULLOCH COUNTY COURTHOUSE ON COMMERCE STREET 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 April 12, 2007 and recorded in Document CLERK'S FILE NO. 030508 real property records of MCCULLOCH County, Texas, with EARNEST N TETRAULT AND NANCY E TETRAULT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by EARNEST N TETRAULT AND NANCY E TETRAULT, securing the payment of the indebtedness in the original principal amount of \$75,500.00, 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
8930 CYPRESS WATERS BLVD.
COPPELL, TX 75019

Steph Rawlings
LINDA REPPERT, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER,
HOWARD WHITNEY, FREDERICK BRITTON, JACK BURNS, PATRICK ZWIERS, STACEY BENNETT, BOBBY
BREWER, SHELLY HENDERSON, OR SANDY MEHAN

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

Steph Rawlings
My name is Stephan Rawlings and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I
declare under penalty of perjury that on 7-30-2018 I filed at the office of the MCCULLOCH County Clerk and caused to be posted
at the MCCULLOCH County courthouse this notice of sale.

Steph Rawlings
Declarant's Name: Stephan Rawlings
Date: 7-30-2018

POSTED
JUL 30 2018

Jane A. Smith
McCulloch County Clerk



EXHIBIT **A**

SITUATED IN MCCULLOCH COUNTY, TEXAS AND BEING 0.422 ACRES, MORE OR LESS, OUT OF THE N.E. PART OF BLOCK 48 OF THE CROTHERS ADDITION TO THE CITY OF BRADY, TEXAS, AS SHOWN ON THE OFFICIAL PLAT, RECORDED IN VOL. 27, PG. 290 OF THE MCCULLOCH COUNTY DEED RECORDS AND BEING THE SAME LAND DESCRIBED IN A DEED TO KENNETH AND SUSAN BRUEGGEMAN, RECORDED IN VOL. 298, PG. 640 OF THE MCCULLOCH COUNTY OFFICIAL PUBLIC RECORDS.

BEGINNING AT A 1/2" STEEL STAKE SET IN THE WEST LINE OF CYPRESS STREET AND SOUTH LINE OF ANOTHER 66 FOOT WIDE STREET FOR THE N.E. CORNER OF BLOCK 48 AND N.E. CORNER HEREOF, FROM WHICH POINT A 1/2" STEEL STAKE FOUND FOR THE N.W. CORNER OF BLOCK 36 OF SAID CROTHERS ADDITION BEARS, S 13 30 25 E 273.79 FEET;

THENCE WITH SAID WEST LINE OF CYPRESS STREET FOR THE EAST LINE HEREOF, S 00 26 32 W 134.00 FEET TO A 1/2" STEEL STAKE SET FOR THE S. E. CORNER HEREOF AND N.E. CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO MICHAEL RAMIREZ, RECORDED IN VOL. 340, PG. 348 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE WITH THE SOUTH LINE HEREOF AND NORTH LINE OF SAID "RAMIREZ" TRACT, N 89 48 28 W 100.00 FEET TO A CALCULATED POINT FOR THE S.W. CORNER HEREOF AND N.W. CORNER OF SAID "RAMIREZ" TRACT, SAME BEING THE S.E. CORNER OF THAT CERTAIN TRACT DESCRIBED IN A DEED TO KENNETH AND SUSAN BRUEGGEMAN, WEST ONE-HALF BLOCK 48, RECORDED IN VOL. 339, PG. 319 OF SAID OFFICIAL PUBLIC RECORDS, FROM WHICH POINT, CHAIN LINK FENCE CORNER POSTS FOR REFERENCES BEAR, N 02 35 03 W 10.37 FEET, AND S 15 01 50 W 6.55 FEET;

THENCE WITH THE WEST LINE HEREOF AND EAST LINE OF SAID WEST HALF OF BLOCK 48, N 00 26 32 E 134.00 FEET TO A 1/2" STEEL STAKE SET IN SAID SOUTH LINE OF 66 FOOT WIDE STREET FOR THE N.W. CORNER OF THE EAST HALF OF BLOCK 48 AND N.E. CORNER OF THE WEST HALF OF BLOCK 48 AND N.W. CORNER HEREOF;

THENCE WITH SAID SOUTH LINE OF 66 FOOT WIDE STREET FOR THE NORTH LINE HEREOF, S 89 48 28 E 100.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.422 ACRES, MORE OR LESS.

POSTED**JUL 30 2018**

BOB A. Smith
McCulloch County Clerk



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