

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: December 06, 2016

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place: THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BLDG, 2300 BLOOMDALE RD, MCKINNEY, TEXAS, 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 August 26, 2009 and recorded in Document CLERK'S FILE NO. 20090902001099000, AS AFFECTED BY CLERK'S FILE NO. 20130508000630410 real property records of COLLIN County, Texas, with MICHAEL SMITH AND LINDA SMITH, grantor(s) and METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL SMITH AND LINDA SMITH, securing the payment of the indebtednesses in the original principal amount of \$99,000.00, 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 DBA CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019


PETE NANTIRUX

FOR

MICHAEL HARRISON OR BECKY HOWELL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Pete Nantirux

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on NOV 04 2016 I filed at the office of the COLLIN County Clerk and caused to be posted at the COLLIN County courthouse this notice of sale.



Declarants Name: _____

Date: Pete Nantirux

NOV 04 2016

BY: 
STACEY KEMP
COLLIN COUNTY CLERK
COLLIN COUNTY, TEXAS
2016 NOV -4 PM 12:23

FILED



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EXHIBIT "A"

TRACT OF LAND OUT OF TRACT NO. 1 OF A 320 ACRE TRACT OF LAND, ABSTRACT NO. 85, AND A PORTION OF A TRACT OF LAND AS CONVEYED TO WARREN I. SMITH AND WIFE, MILDRED SMITH ON 3-28-67 IN VOL. 687, PAGE 484 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, OUT OF THE MARY STANDIFER AND ED BRADLEY SURVEYS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER LOCATED AT THE NE CORNER OF SAID TRACT OF LAND IN THE W. LINE OF KENTUCKY ST.;

THENCE IN A SOUTHERLY DIRECTION ALONG THE W. LINE OF KENTUCKY ST., AND THE E. LINE OF SAID TRACT FOR 101';

THENCE N. 89 DEG. 45 MIN. W ALONG THE S. LINE OF SAID TRACT FOR 133';

THENCE IN A NORTHERLY DIRECTION 101' TO A POINT IN THE N. LINE OF SAID TRACT;

THENCE IN AN EASTERLY DIRECTION ALONG THE N. LINE OF SAID TRACT FOR 159' TO THE POINT OF BEGINNING.



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