



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: EXHIBIT A
2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 02/03/2009 and recorded in Book 1587 Page 813 Document 00360953 real property records of Leon County, Texas.
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:
Date: 09/05/2017
Time: 12:00 PM
Place: Leon County Courthouse, Texas, at the following location: THE SOUTH DOOR OF THE DISTRICT COURT BUILDING 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 MALCOM E. BAKER, provides that it secures the payment of the indebtedness in the original principal amount of \$252,000.00, 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 ALLAN JOHNSTON, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, RONNIE HUBBARD OR ROBERT LAMONT, 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.


Mackie Wolf Zentz & Mighn, 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


ALLAN JOHNSTON, SHERYL LAMONT, DAVID SIMS, SHARON
ST. PIERRE, HARRIETT FLETCHER, RONNIE HUBBARD OR
ROBERT LAMONT
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am _____ Certificate of Posting
whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under
penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Leon County Clerk and
caused it to be posted at the location directed by the Leon County Commissioners Court.

FILED

11:30am
JUL 27 2017

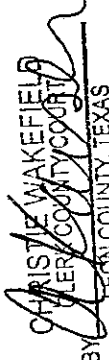
CHRISTIE WAKEFIELD
CLERK COUNTY COURT
BY 
LEON COUNTY, TEXAS



Exhibit A

The land referred to herein is situated in the State of TX, County of Leon described as follows:

BEING A TRACT OF LAND SITUATED IN THE M.A BAIN SURVEY, ABSTRACT NO. 159, LEON COUNTY, TEXAS, AND BEING ALL OF A 2.0 ACRE TRACT OF LAND TO FRED BURGHS, AS RECORDED IN VOLUME 160, PAGE 625, OF THE DEED RECORDS LEON COUNTY, TEXAS, AND BEING PART OF A 1.18 ACRE TRACT OF LAND TO FRED BURGHS, AS RECORDED IN VOLUME 121, PAGE 298, DEED RECORDS, LEON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD SET AT THE EAST CORNER OF SAID 2.0 ACRE TRACT, IN THE NORTHWEST LINE OR U.S. HIGHWAY NO: 79.

THENCE S 43° 51' 49" W (REFERENCE BEARING PER DEED) WITH THE SOUTHEAST LINE OF SAID 2.0 ACRE TRACT AND THE NORTHWEST LINE OR SAID U.S. HIGHWAY NO. 79 A DISTANCE OF 495.36' TO A 3/8" IRON ROD SET.

THENCE N29° 41' 42" W PASSING A 2" IRON PIPE FENCE CORNER AT 4.6', AND A FENCE A DISTANCE OR 165.93' TO A 3" STEEL FENCE POST.

THENCE N18° 02' 13" W WITH A STEEL FENCE A DISTANCE OR 52.17' TO A 2" STEEL FENCE POST IN THE IN THE WEST LINE OF SAID 1.18 ACRE TRACT.

THENCE N 02° 00' 59" WITH THE WEST LINE OF SAID 1.18 ACRE TRACT A DISTANCE OF 278.61' TO A 1/2" IRON ROD FOUND IN A FENCE.

THENCE S 75° 04' 58" E (S76° 05' E DEED) WITH THE NORTH LINE OF SAID 2.0 ACRE TRACT AND A FENCE LINE, PASSING A FENCE CORNER AT 445.37' AND FOR A TOTAL DISTANCE OR 446.87' TO THE POINT OF BEGINNING AND CONTAINING 2.58 ACRES OR LAND, MORE OR LESS.

STATE OF TEXAS COUNTY OF LEON
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:
Leon County
as stamped hereon by me.

Feb 13, 2009
Carla McEachern, County Clerk
Leon County

Filed for Record in: Leon County
On: Feb 13, 2009 at 08:49A
As a Recording
Document Number: 00360953
Amount: \$ 62.00
Receipt Number: 89729
By: Amy Kaiser

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