

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 05/14/2007  
**Grantor(s):** PATSY HARRISON AND MARCUS H. HARRISON  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GMAC MORTGAGE, LLC, DBA DITECH.COM, ITS SUCCESSORS AND ASSIGNS \$67,300.00  
**Original Principal:** Book 1319 Page 460 Instrument 00345740  
**Recording Information:** Leon  
**Property County:** Leon  
**Property:**

LOT 1, BLOCK 12, MERRILL HEIGHTS ADDITION, CITY OF BUFFALO, LEON COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE MAP RECORDS, LEON COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED AS SECOND TRACT IN DEED FROM MELVIE PRESTON, ET UX, TO FRANK LEGALLEY, DATED JUNE 15, 1971, AND RECORDED IN VOLUME 370, PAGE 497, DEED RECORDS, LEON COUNTY, TEXAS, AND FURTHER BEING THE SAME PROPERTY DESCRIBED IN DEED DATED JUNE 6, 1986, FROM NELLIE LEGALLEY WITT, WILLIAM EDWARD LEGALLEY AND FRANK LYNN LEGALLEY TO J.W. MITCHELL AND WIFE, WINDOLA MITCHELL, RECORDED IN VOLUME 637, PAGE 164, DEED RECORDS OF LEON COUNTY, TEXAS.  
**Reported Address:** 142 BURROGH, BUFFALO, TX 75831

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
**Mortgage Servicer:** Nationstar Mortgage LLC d/b/a Mr. Cooper  
**Current Beneficiary:** NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd., Coppell, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of August, 2018  
**Time of Sale:** 12:00 PM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTH DOOR OF THE DISTRICT COURT BUILDING in Leon County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Leon County Commissioner's Court.  
**Substitute Trustee(s):** Sharon St. Pierre, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Allan Johnston, Ronnie Hubbard, Beatrice Carrillo, John Mccarthy, Kevin Mccarthy, Zach Mccarthy, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sharon St. Pierre, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Allan Johnston, Ronnie Hubbard, Beatrice Carrillo, John Mccarthy, Kevin Mccarthy, Zach Mccarthy, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sharon St. Pierre, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Allan Johnston, Ronnie Hubbard, Beatrice Carrillo, John Mccarthy, Kevin Mccarthy, Zach Mccarthy, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.  
*Sharon St. Pierre*  
Sharon St. Pierre  
Substitute Trustee  
6-28-2018

*CHRISTIE WAKEFIELD*  
BY *CHRISTIE WAKEFIELD*  
LEON COUNTY, TEXAS

JUN 28 2018

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

§  
§

COUNTY OF LEON

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Pursuant to the applicable provisions of Texas law, I, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez on the 28<sup>th</sup> day of June 28, 2018, on behalf of and at the specific instruction and request of NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER did file a Notice of Trustees Sale with the County Clerk of Leon County, Texas and did post a like Notice at the designated location at the Courthouse of Leon County, Texas. The land described in the Notice of Trustee's Sale is located in Leon County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: June 28, 2018

Sharon St. Pierre  
~~Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez~~

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 28 day of June, 2018

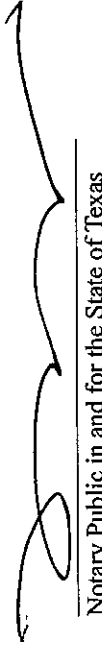
  
Notary Public in and for the State of Texas  
My commission expires: 2/3/2020



Exhibit "A"

LOT 1, BLOCK 12, MERRILL HEIGHTS ADDITION, CITY OF BUFFALO, LEON COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE MAP RECORDS, LEON COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED AS SECOND TRACT IN DEED FROM MELVIE PRESTON, ET UX, TO FRANK LEGALLEY, DATED JUNE 15, 1971, AND RECORDED IN VOLUME 370, PAGE 497, DEED RECORDS, LEON COUNTY, TEXAS, AND FURTHER BEING THE SAME PROPERTY DESCRIBED IN DEED DATED JUNE 6, 1986, FROM NELLIE LEGALLEY WITT, WILLIAM EDWARD LEGALLEY AND FRANK LYNN LEGALLEY TO J.W. MITCHELL AND WIFE, WINDOLA MITCHELL, RECORDED IN VOLUME 637, PAGE 164, DEED RECORDS OF LEON COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254