

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
GIRARD, MICHAEL AND ASHLEY  
309 WEST WACO STREET, ABBOTT, TX 76621

FHA 492-7984319748  
Firm File Number: 19-033412

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2019 JUN 11 P 12:02

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 29, 2008, MICHAEL R. GIRARD AND ASHLEY L. GIRARD, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to DAVID W. MANN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CITIZENS MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of HILL COUNTY, TX and is recorded under Clerk's File/Instrument Number 00014146 Volume 1534, Page 259, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness:

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Hill county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Hill, State of Texas:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE THOMAS CARTER SURVEY A-135 IN HILL COUNTY, TEXAS (ALSO KNOWN AS LOT 4, BLOCK 1 OF THE ADAMS ADDITION TO THE TOWN OF ABBOTT, AN UNRECORDED SUBDIVISION) AND BEING A PART OF THAT CERTAIN 40 ACRE TRACT DESCRIBED IN A DEED FROM J. B. ADAMS, MRS. KETTIE TINSLEY, AND MRS. NETTIE RUSSELL TO G.M., ADAMS RECORDED IN VOLUME 30, PAGE 457 OF THE DEED RECORDS OF HILL COUNTY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM HARRY FRANK HOLLAND, JR. TO ANITA L. SMITH RECORDED IN VOLUME 725, PAGE 170 OF THE DEED RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 309 WEST WACO STREET  
ABBOTT, TX 76621  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

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 property securing the above referenced loan.

\_\_\_\_\_  
SUBSTITUTE TRUSTEE  
Kathy Arrington, Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, or Russell Stockman  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

EXHIBIT "A"

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INCE SURVEYING & ENGINEERING  
184 THOUSAND OAKS DRIVE  
WHITNEY, TEXAS 76692  
PHONE: (254)694-7708  
FAX: (254)694-7230

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Thomas Carter Survey A-135 in Hill County, Texas (also known as Lot 4, Block 1 of the Adams Addition to the Town of Abbott, an unrecorded subdivision) and being a part of that certain 40 acre tract described in a deed from J. B. Adams, Mrs. Kattie Tinsley, and Mrs. Nettie Russell to G. M. Adams recorded in Volume 30, Page 457 of the Deed Records of Hill County. Said land is all that certain tract described in a deed from Harry Frank Holland, Jr. to Anita L. Smith recorded in Volume 725, Page 170 of the Deed Records of Hill County, more particularly described as follows:

BEGINNING at a railroad spike found in the south line of Waco Street and in the north line of said 40 acre tract, for the northeast corner of that certain tract described in a deed to Elliott Hackman recorded in Volume 761, Page 496 of the Deed Records of Hill County and for the northwest corner of this:

THENCE with the south line of Waco Street,  $N60^{\circ}00'00"E$  80.97 feet to a 1/2" iron rod set for the northwest corner of that certain tract described in a deed to Barry Bailey recorded in Volume 1446, Page 436 of the Official Public Records of Hill County and for the northeast corner of this;

THENCE  $S30^{\circ}00'00"E$  198.36 feet to a 1/2" iron rod set in the north line of 20 foot alley, for the southwest corner of said Bailey tract and for the southeast corner of this, said rod being  $N59^{\circ}56'19"E$  340.00 feet from the intersection of the north line of said alley with the east line of 1<sup>ST</sup> Street;

THENCE with the north line of said alley,  $S59^{\circ}56'19"W$  81.26 feet to a 1/2" iron rod set for the southeast corner of said Holland tract and for the southwest corner of this;

THENCE  $N29^{\circ}55'05"W$  198.45 feet to the place of beginning, containing 0.369 acres of land.

A plat of even date accompanies these field notes.



*Jessie Joseph Ince*  
Registered Professional Land Surveyor  
02/19/08

EXHIBIT "A"  
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