

DEC 21 2017

731 Chestnut Ln, Cooper, TX 75432

Jana Jones, County Clerk
DELTA COUNTY, TEXAS
Jana Jones

17-022939

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: 2/6/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Delta County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/22/2006 and recorded in the real property records of Delta County, TX and is recorded under Clerk's File/Instrument Number, 285, Page 34, with Ricky E. Jones (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for SecurityNational Mortgage Company, a Utah Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Ricky E. Jones, securing the payment of the indebtedness in the original amount of \$51,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR LEHMAN MORTGAGE TRUST MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-8 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. PLAT SHOWING A 0.19 ACRE TRACT SITUATED IN THE H. DUNETELLE SURVEY, ABSTRACT NO. 107, CITY OF COOPER, DELTA COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED AS LOT 12 OF THE LESLIE HEIGHTS ADDITION, SECTION THREE, REVISED, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 138, PAGE 220, DEED RECORDS, DELTA COUNTY, TEXAS.



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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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR LEHMAN MORTGAGE TRUST MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-8, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019



SUBSTITUTE TRUSTEE
Robert LaMont, Sheryl LaMont, Harriett Fletcher,
David Sims, Allan Johnston, Sharon St. Pierre,
Ronnie Hubbard
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Smith

Before me, the undersigned authority, on this day personally appeared Allan B Johnston as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of December, 2017.



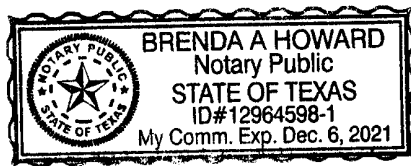
NOTARY PUBLIC in and for

Smith COUNTY

My commission expires: 12-6-21

Print Name of Notary:

Brenda A Howard



CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Delta County Clerk and caused to be posted at the Delta County courthouse this notice of sale.

Declarants Name: _____

Date: _____