

FILED FOR RECORD  
AT 11:54 O'CLOCK A.M

FEB 10 2020

ELODIA M. GARZA  
CLERK COUNTY COURT, DUVAL COUNTY, TEXAS  
BY *[Signature]* DEPUTY

OLD MAGNOLIA ROAD  
FREER, TX 78357

00000008642605

**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: March 03, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE DUVAL COUNTY COURTHOUSE 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 December 06, 2002 and recorded in Document VOLUME 338, PAGE 713 real property records of DUVAL County, Texas, with JAMYE WALKER ACKER, grantor(s) and BANK OF AMERICA, NA, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JAMYE WALKER ACKER, securing the payment of the indebtednesses in the original principal amount of \$186,264.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-2 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, OR BOB FRISCH whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

*Israel Saucedo*

Israel Saucedo

**Certificate of Posting**

My name is **Alexis Mendoza**, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on **2-10-20** I filed at the office of the DUVAL County Clerk and caused to be posted at the DUVAL County courthouse this notice of sale.

*Alexis Mendoza*

Declarants Name: **Alexis Mendoza**

Date: **2-10-20**

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**EXHIBIT "A"**

FIELD NOTES FOR 20.00 ACRES OF LAND, MORE OR LESS, OUT OF THE SOUTHWESTERN PORTION OF THE CALLED NORTON 80 ACRE TRACT OUT OF THE J. POITEVENT SURVEY NO. 61, A-426, DUVAL COUNTY, TEXAS, AND SAID CALLED 80 ACRE TRACT BEING THAT SAME LAND DESCRIBED IN A WARRANTY DEED FROM JAMES RAYMOND WALKER AND AS TRUSTEE OF THE ESTATE OF JANE WALKER, ET AL. TO RICHARD WAYNE WALKER, A SINGLE MAN, AS RECORDED IN VOL. 37, PAGE 687, OFFICIAL DEED RECORDS OF DUVAL COUNTY, TEXAS, AND SAID 20.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED MY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD (SET) IN THE NORTH R.O.W. LINE OF A 70' COUNTY ROAD (OLD MAGNOLIA ROAD) FOR THE S.E. CORNER OF THIS 20.00 ACRES OF LAND AND FROM WHENCE A 5/8" IRON ROD (FOUND) IN THE SOUTH LINE OF SAID SURVEY NO. 61, THE S.W. CORNER OF A 208' X 220' TRACT OF LAND IN THE NAME OF W.R. MURPHY AS RECORDED IN VOL. 131, PAGE 593 AND SAID CORNER ALSO BEING THE S.E. CORNER OF SAID CALLED 80 ACRE TRACT BEARS S-89°-43'-40"-E, 539.17' AND S-00°-02'-E, 47.00';

THENCE, N-89°-43'-40"-W, ALONG THE NORTH R.O.W. LINE OF SAID COUNTY ROAD, A DISTANCE OF 746.94' TO A FENCE CORNER POST (FOUND) IN THE EAST LINE OF THE J. POITEVENT SURVEY NO. 48, AND THE WEST LINE OF SAID SURVEY NO. 61, FOR THE S.W. CORNER OF THIS 20.00 ACRES OF LAND;

THENCE, N-00°-05'-58"-W, ALONG SAID FENCE, THE COMMON LINE BETWEEN SURVEY NO. 61 AND SURVEY NO. 48, A DISTANCE OF 1233.43' TO A 5/8" IRON ROD (SET) FOR THE N.W. CORNER OF THIS 20.00 ACRES OF LAND;

THENCE, S-89°-43'-40"-E, AND PARALLEL TO THE NORTH R.O.W. LINE OF SAID COUNTY ROAD, A DISTANCE OF 665.74' TO A 5/8" IRON ROD (SET) FOR THE N.E. CORNER OF THIS 20.00 ACRES OF LAND;

THENCE, S-03°-51'-51"-E, A DISTANCE OF 1236.62' TO THE PLACE OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND, MORE OR LESS.

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BY M. Garcia DEPUTY