

Our File Number: 17-14346

Name: WINFRED WILLIAMS AND NANCY WILLIAMS, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 12, 2007, WINFRED WILLIAMS AND NANCY WILLIAMS, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to G TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2007-0679, in the DEED OF TRUST OR REAL PROPERTY records of GAINES COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, NOVEMBER 7, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in GAINES COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

A 5.07 ACRE TRACT OF LAND LOCATED IN SECTION 24, BLOCK A-10, PUBLIC SCHOOL LANDS SURVEY, GAINES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

Property Address: 401 CR 347
SEMINOLE, TX 79360
Mortgage Servicer: SETERUS, INC.
Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 16 day of October, 2017

Johnie Eads, Shelley Nair, Kristina McCrary, Frederick Britton, Doug Woodard, Kristie Alvarez, Jonathan Schendel, Donna Trout, Ramiro Cuevas, Chris Demarest, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

#31

FILED
10-16-17 - 11:45A. m
Vicki Phillips, County Clerk
Gaines County, Texas

EXHIBIT "A"

Escrow/Closing # 10,161
Doc ID # 00015650823902007
MIN 1000157-0007607799-5

A 5.07 ACRE TRACT OF LAND LOCATED IN SECTION 24, BLOCK A-10, PUBLIC SCHOOL LANDS SURVEY, GAINES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 1/4" IRON PIPE BURIED IN A GRADED COUNTY ROAD AT THE NORTHWEST CORNER OF SAID SECTION 24 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 89° 53' 15" E., ALONG THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 442.0 FEET TO A 3/4" IRON PIPE WITH PLUG MARKED "RPS 1690" BURIED IN THE EAST-WEST GRADED COUNTY ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 0° 05' W., 300.0 FEET TO A 3/4" IRON PIPE WITH PLUG MARKED "RPS 1690" FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S. 47° 49' 50" W., AT 543.1 FEET PASS A 3/4" IRON PIPE WITH PLUG MARKED "RPS 1690", IN ALL 597.14 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 24 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 0° 05' E., ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 700.0 FEET TO THE PLACE OF BEGINNING.

2007-0679
VICKI PHILLIPS
COUNTY CLERK
2007 Feb 14 at 11:45 AM
GAINES COUNTY, TEXAS
By: TB, DEPUTY