

#23

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 035530-TX

Date: September 6, 2018

County where Real Property is Located: Gaines

ORIGINAL MORTGAGOR: CRESS D GREEN AND KRISTEN N. GREEN, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR NATIONS LENDING CORPORATION, A CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NATIONS LENDING CORPORATION, AN OHIO CORPORATION

MORTGAGE SERVICER: LOANCARE

DEED OF TRUST DATED 11/14/2014, RECORDING INFORMATION: Recorded on 11/19/2014, as Instrument No. 2014-7472

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): THE NORTH 56 ACRES OF THE NORTHEAST QUARTER (NE/4) OF SECTION 203, BLOCK G, W.T.R.R. CO. SURVEY, GAINES COUNTY, TEXAS, LESS AND EXCEPT A FOUR-ACRE TRACT CONVEYED IN DEED EXECUTED BY BEN NEUDORF AND ISAAK NEUDORF DATED NOVEMBER 2006, RECORDED AS INSTRUMENT #2006-4776, OFFICIAL PUBLIC RECORDS, GAINES COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID 56-ACRE TRACT AS THE STARTING POINT;

THENCE NORTH 321 FEET ALONG THE EAST BOUNDARY OF SECTION 203 TO A STAKE;

THENCE WEST, PARALLEL TO THE SOUTH BOUNDARY OF THE 56-ACRE TRACT A DISTANCE OF 545 FEET TO A STAKE;

THENCE SOUTH 321 FEET TO A STAKE IN THE SOUTH BOUNDARY OF SAID 56-ACRE TRACT;

THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID 56-ACRE TRACT, A DISTANCE OF 545 FEET TO THE PLACE OF BEGINNING, AND BEING FOUR ACRES, MORE OR LESS; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/2/2018, the foreclosure sale will be conducted in Gaines County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE is acting as the Mortgage Servicer for NATIONS LENDING CORPORATION, AN OHIO CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, as Mortgage Servicer, is representing the Mortgagee, whose address is:

9-10-18 FILED - #23
2:20 PM
County Clerk
Gaines County, Texas
DEPUTY



AP NOS 12072016

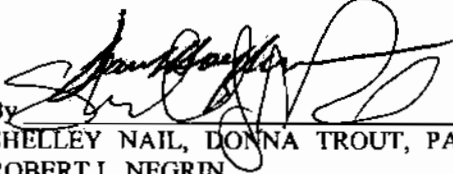
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NATIONS LENDING CORPORATION, AN OHIO CORPORATION
c/o LOANCARE
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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.

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.

By  Substitute Trustee
SHELLEY NAIL, DONNA TROUT, PAUL A. HOEFKER,
ROBERT L. NEGRIN

Return to:
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