

#19

Our File Number: 15-03607

Name: FRED CARNLEY AND ANDREA CARNLEY, HUSBAND AND WIFE

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 20, 2010, FRED CARNLEY AND ANDREA CARNLEY, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to 1ST MARINER BANK, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2010-2977, 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, DECEMBER 1, 2015**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or nor 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:

THE SURFACE ESTATE ONLY OF THE WEST 66 FEET OF LOT TWENTY-THREE (23), AND THE EAST 8 FEET OF LOT TWENTY-FOUR (24), SOUTH BEL-AIR ADDITION TO THE TOWN OF SEMINOLE, IN GAINES COUNTY, TEXAS, A SUBDIVISION IN THE NORTHWEST PART OF SECTION 190, BLOCK G, W.T. RY. CO. SURVEY, GAINES COUNTY, TEXAS, AS PER PLAT RECORDED IN VOL. 266, PAGE 197, DEED RECORDS OF GAINES COUNTY, TEXAS.

Property Address: 909 SW AVENUE K  
SEMINOLE, TX 79360

Mortgage Servicer: CHAMPION MORTGAGE COMPANY

Noteholder: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY  
8950 CYPRESS WATERS BOULEVARD  
COPPELL, TX 75019

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 9<sup>th</sup> day of October, 2015.

*Donna Trout*  
Lanette Lynch, Shelley Nail, Donna Trout,  
Substitute Trustees

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

—FILED—  
10-13-15 - 12:40 P.M.  
Vicki Phillips, County Clerk  
Gaines County, Texas  
*Michelle Cain*



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5