

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CNE)  
MARTIN, NICHOLAS AND JENNIE  
515 EDENS STREET, GRAPELAND, TX 75844

CONVENTIONAL  
Firm File Number: 18-031477

FILED  
HOUSTON COUNTY  
COUNTY CLERK  
2019 JUN 10 PM 12:49  
TERRI LEBLANC

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 22, 2008, NICHOLAS C. MARTIN AND JENNIE L. MARTIN, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TEXAS MORTGAGE AUTHORITY, LLC DBA TEXAS MORTGAGE AUTHORITY, in payment of a debt therein described. The Deed of Trust was filed in the real property records of **HOUSTON COUNTY, TX** and is recorded under Clerk's File/Instrument Number 0801614, to which reference is herein made for all purposes.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 2, 2019** 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, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Houston** 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Houston, State of Texas:

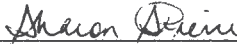
ALL THOSE CERTAIN LOTS OR PARCELS OF LAND, BEING THE EAST HALF OF LOTS NOS. ELEVEN (11), TWELVE (12), AND THIRTEEN (13), IN BLOCK NO. TWO (2) IN EDENS ADDITION TO THE CITY OF GRAPELAND, ACCORDING TO THE MAP OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 17 OF MAP OR PLAT RECORDS OF HOUSTON COUNTY, TEXAS

SAVE AND EXCEPT:

THE WEST TWELVE FEET (12') OF THE EAST ONE-HALF (1/2) OF LOTS ELEVEN (11), TWELVE (12) AND THIRTEEN (13) IN BLOCK 2 IN THE EDENS ADDITION TO THE CITY OF GRAPELAND, IN HOUSTON, COUNTY, TEXAS. BEING THAT PARCEL CONVEYED BY WILLIE A. CHEATHAM AND WIFE, GERALDINE C. CHEATHAM TO GWENDOLYN S. WALTON BY DEED DATED MARCH 2, 1977, RECORDED IN VOLUME 580, PAGE 403 OF THE DEED RECORDS OF HOUSTON COUNTY, TEXAS

Property Address: 515 EDENS STREET  
GRAPELAND, TX 75844  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPELL, TEXAS 75019

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.

  
SUBSTITUTE TRUSTEE  
Sharon St. Pierre, Sheryl LaMont, Robert LaMont, Harriett Fletcher, David Sims, Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew Wolfson, Chris Demarest, or Allan Johnston  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**