

Mary E. Martin aka Mary Martin and
Larry Martin aka Larry G. Martin
18498 N. FM 219
Dublin, Texas 76446
Our file #1213-167F

ATTENTION SERVICE MEMBERS:

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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 20, 2006, Mary E. Martin aka Mary Martin and Larry Martin aka Larry G. Martin executed a Deed of Trust conveying to PRLAP, INC., a Trustee, the Real Estate hereinafter described, to secure Bank of America, N.A. in the payment of a debt therein described, said Deed of Trust being recorded in Volume 1263, Page 0375 in the Real Property Records of Erath County, Texas; and

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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

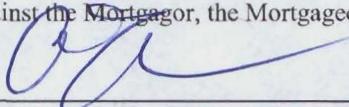
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 2, 2014, the foreclosure sale will be conducted in Erath County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place 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 11:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Erath, State of Texas:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Nationstar Mortgage LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC authority to service the mortgage. Nationstar Mortgage LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is U.S. Bank, National Association, as trustee for the holders of the Banc of America Funding Corporation, 2008-FT1, Mortgage Pass-Through Certificates, Series 2008-FT1. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, 350 Highland Drive, Lewisville, TX 75067.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.



Angela Lewis, Substitute Trustee, or
Tim Lewis, Successor Substitute Trustee, or
Brenda Wiggs, Successor Substitute Trustee, or
Denise Boerner, Successor Substitute Trustee, or
Donna Stockman, Successor Substitute Trustee, or
Carolyn Smith, Successor Substitute Trustee, or
Rebecca Humphries, Successor Substitute Trustee

POSTED
A.M. 1:10 P.M.

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262



4496579

NOV 10 2014
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY [Signature] DEPUTY

CAUSE NO. CV-32859

IN RE ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT OF
CONCERNING	§	
	§	
18498 N. FM 219,	§	ERATH COUNTY, TEXAS
DUBLIN, TEXAS 76446	§	
	§	
UNDER TEX. R. CIV. PROC. 736	§	266TH JUDICIAL DISTRICT

ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE
AND FORECLOSURE

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by U.S. Bank, National Association, as Trustee for the Holders of the Banc of America Funding Corporation, 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1 ("Applicant"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on October 11, 2013, the Applicant gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on February 13, 2014; and
- the loan is due for the September 11, 2012 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 18498 N. FM 219, Dublin, Texas 76446 (the "Property") which has the following legal description:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN.

(3) The name and last known address of each respondent subject to this Order is/are:

- Mary E. Martin aka Mary Martin, 1647 County Road 713, Stephenville Texas 76401
- Larry Martin aka Larry G. Martin, 1647 County Road 713, Stephenville Texas 76401

(4) The Security Instrument to be foreclosed is recorded or indexed under Volume 1263, Page 0375 of the real property records of Erath County, Texas.

IT IS THEREFORE ORDERED that the Applicant may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

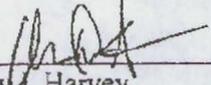
SIGNED this 9 day of October, 2014.

Original Signed By
Jason C. Cashon, District Judge

JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 
Kelly D. Harvey
SBN: 09180150
Kelly@kellyharvey.com
Teresa L. Cannady
SBN: 24062649
Teresa@kellyharvey.com

✓ Mia D. Searles
SBN: 24068544
Mia@kellyharvey.com
P.O. Box 131407
Houston, Texas 77219
Tel. (832) 922-4000
Fax. (832) 922-6262
ATTORNEYS FOR APPLICANT

FILED FOR RECORD
AT _____ O'CLOCK ____ M

OCT 08 2014

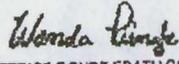

CLERK DISTRICT COURT ERATH COUNTY, TEX

Exhibit A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN ERATH COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEING 5.26 ACRES OF LAND, LOCATED ON E SIDE OF F.M. HWY. 219, OUT OF SEC OF THE J.H. BROWNING SY., A-55, ERATH COUNTY, TEXAS, LOCATED 10 MILES DUE WEST FROM COURTHOUSE AT STEPHENVILLE, TEXAS, OUT OF SEC OF A 61.35 ACRE TRACT DESCRIBED AS FIRST TRACT, IN DEED FROM T.D. CRADDOCK TO L.L. OUTLAW, ON FEBRUARY 16, 1959, AS RECORDED IN VOL. 368, PAGE 523, DEED RECORDS, ERATH COUNTY, TEXAS, WITH SAID 5.26 AC. BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON N. SIDE OF RR TIE USED FOR A FENCE CORNER POST, BEING THE SEC OF J.H. BROWNING SY. FOR SEC OF THIS; THENCE N 71.47 W. 662.0 FEET ALONG A FENCE, BEING THE S LINE OF THE BROWNING SY., TO AN IRON PIN ON THE W SIDE OF A FENCE CORNER POST IN THE EAST ROW LINE OF F.M. 219 FOR SWC OF THIS;

THENCE IN A NORTHERLY DIRECTION, PARALLEL TO, CONCENTRIC WITH AND 50.0 FEET EASTERLY FROM CENTERLINE OF SAID HIGHWAY WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 28.14.9 FEET A CENTRAL ANGLE OF 6-34, A CHORD DISTANCE OF 323.0 FEET WITH A BEARING OF N 16-52 W TO AN IRON PIN WHICH IS THE END OF A CURVE LYING OPPOSITE AND 50.0 FEET FROM SURVEY STATION 504+57.81 BEING THE SAME POINT AS REFERRED TO IN A DEED FROM T.D. CRADDOCK TO THE STATE OF TEXAS AS RECORDED IN VOL. 316, PAGE 343, DEED RECORDS, ERATH COUNTY, TEXAS.

THENCE N 13-35 W, 40.0 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID HIGHWAY, BEING 50 FEET FROM AND PARALLEL TO CENTERLINE OF HIGHWAY TO AN IRON PIN FOR NWC OF THIS;

THENCE S 71-52 E 867.8 FEET TO AN IRON PIN IN A FENCE BEING THE EAST LINE OF THE BROWNING SY., FOR THE NEC OF THIS; THENCE S. 18-02 W 299.7 FEET ALONG A FENCE, BEING THE E LINE OF BROWNING SURVEY AS WELL AS THE E LINE OF SAID 61.35 ACRE TRACT TO BEGINNING.