

Our File Number: 15-00624
Name: LEONA M MILLER, A SINGLE PERSON

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 10, 2009, LEONA M. MILLER, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to GARY J. SOMMERFELT, as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2009-01107, in the DEED OF TRUST OR REAL PROPERTY records of **ERATH** 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

WHEREAS, an Order to Proceed with the Notice of Foreclosure Sale and Foreclosure Sale was entered on April 28, 2015, under Cause No. CV33182 in the 266th Judicial District Court of **ERATH** COUNTY, TEXAS;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 7, 2015**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **ERATH** 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:

LOT 12, BLOCK 9, NORTHSIDE ADDITION, TO THE CITY OF DUBLIN, ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 42, PAGE 103, DEED RECORDS OF ERATH COUNTY, TEXAS.

Property Address: 637 HIGHLAND AVENUE
DUBLIN, TX 76446-
Mortgage Servicer: CHAMPION MORTGAGE COMPANY
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067

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 15th day of June, 2015.



Brenda Wiggs, Donna Stockman, or Denise Boerner, Substitute Trustees

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

POSTED
A.M. 1:02 P.M.

JUN 15 2015
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY  DEPUTY