

A

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/13/2009

Grantor(s)/Mortgagor(s):
ROBERT G. BAKER AND SPOUSE, JUDY BAKER

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXASLENDING.COM, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Nationstar Mortgage LLC d/b/a Mr. Cooper

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2009-02884

Property County:
ERATH

Mortgage Servicer:
Nationstar Mortgage LLC d/b/a Mr. Cooper is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
8950 Cypress Waters Blvd.,
Coppell, TX 75019

Legal Description: LOT 26, BLOCK 18, SOUTH SIDE ADDITION TO STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO REPLAT OF FINAL PLAT OF LOTS 21, 22, AND 23, BLOCK 18, SOUTH SIDE ADDITION TO STEPHENVILLE, ERATH COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 240-A, PLAT RECORDS, ERATH COUNTY, TEXAS.

Date of Sale: 9/6/2022

Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: Erath County Courthouse, 100 West Washington, Stephenville, TX 76401 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

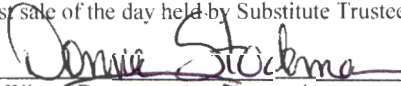
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



Guy Wiggs, ~~Donna Stockman~~ Brenda Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Auction.com, Angela Lewis, Kathy Arrington or Janet Pinder or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

POSTED
 A.M. 3:30 P.M.

JUL 21 2022

**GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS**

By **Deputy**

MH File Number: TX-22-92397-POS
Loan Type: Conventional Residential