

22-009485

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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 duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: February 20, 2007	Original Mortgagor/Grantor: CHARLES WILLIAMS AND OLLIE B. WILLIAMS
Original Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B
Recorded in: Volume: 1389 Page: 686 Instrument No: 07-1411	Property County: FAYETTE
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	Mortgage Servicer's Address: 8950 CYPRESS WATERS BLVD, COPPELL, TX 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.

Secures: Note in the original principal amount of \$77,600.00, executed by ESTATE OF CHARLES WILLIAMS; OLLIE WILLIAMS and payable to the order of Lender.

Property Address/Mailing Address: 328 EAST WALNUT STREET, LA GRANGE, TX 78945

Legal Description of Property to be Sold: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING 6,237 SQUARE FEET OF LAND, MORE OR LESS, SAME BEING PART OF THE J. EBLIN LEAGUE SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF LA GRANGE, FAYETTE COUNTY, TEXAS, BEING PART OF LOT NO. EIGHT (8) IN BLOCK NO. FOUR (4), ACCORDING TO THE EBLIN ADDITION TO THE CITY OF LA GRANGE, SAID LOT NO. EIGHT (8) IN BLOCK NO. FOUR (4) HAVING BEEN CONVEYED BY TOMMY TAYLOR TO P. J. BEDNAR BY DEED DATED MAY 29, 1942, RECORDED IN VOLUME 186, PAGES 405-406, DEED RECORDS OF FAYETTE COUNTY, TEXAS, SAID 6,237 SQUARE FEET OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHEAST MARGIN OF WALNUT STREET FOR THE NORTH CORNER OF THIS LOT, ALSO BEING THE NORTH CORNER OF LOT NO. EIGHT (8) AND THE WESTCORNER OF LOT NO. ONE (1);

THENCE SOUTH 30 DEGREES 00' EAST 81 FEET TO AN IRON PIN SET FOR THE EAST CORNER OF THIS

LOT, ALSO BEING THE EAST CORNER OF LOT NO. EIGHT (8); THENCE SOUTH 60 DEGREES 00' WEST 77 FEET TO AN IRON PIN FOR THE SOUTH CORNER OF THIS LOT;

THENCE NORTH 30 DEGREES 00' WEST 81 FEET TO AN IRON PIN IN THE SAID SOUTHEAST MARGIN OF WALNUT STREET FOR THE WEST CORNER OF THIS LOT;

THENCE NORTH 60 DEGREES 00' EAST 77 FEET WITH THE SAID SOUTHEAST MARGIN OF WALNUT STREET TO THE PLACE OF BEGINNING.

Date of Sale: December 5, 2023	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: IN THE AREA OF THE COURTHOUSE BULLETIN BOARD WHICH IS LOCATED ON AND IN THE STONE WALL ENCLOSURE LOCATED ON THE NORTHWEST PORTION OF THE FAYETTE COUNTY COURTHOUSE SQUARE FACING WEST COLORADO STREET NEAR IT'S INTERSECTION WITH NORTH MAIN STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

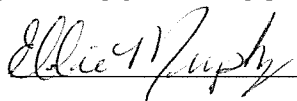
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B*, the owner and holder of the Note, has requested Megan Randle, Robert Randle, or Ebbie Murphy whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Megan Randle, Robert Randle or Ebbie Murphy whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR NATIONSTAR HOME EQUITY LOAN TRUST 2007-B* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Megan Randle, Robert Randle, or Ebbie Murphy whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Megan Randle, Robert Randle or Ebbie Murphy whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Megan Randle, Robert Randle, or Ebbie Murphy whose address is 750 HIGHWAY 121 BYP SUITE 100 LEWISVILLE, TX 75067 OR Megan Randle, Robert Randle or Ebbie Murphy whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Megan Randle, Robert Randle, or Ebbie Murphy OR Megan Randle, Robert Randle or Ebbie Murphy, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112

FILED

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Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS