

NATIONSTAR MORTGAGE LLC (CXE)  
HOPKINS, WILLIAM  
951 ROITSCH ROAD EAST, LA GRANGE, TX 78945

FHA 514-0023226-703  
Firm File Number: 22-038323

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 21, 2013, WILLIAM F. HOPKINS AND LACEY M. HOPKINS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to SCOTT EVERETT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING in payment of a debt therein described. The Deed of Trust was filed in the real property records of FAYETTE COUNTY, TX and is recorded under Volume 1648, Page 339, 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, October 4, 2022** 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 at the County Courthouse in FAYETTE COUNTY, TX 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 of Trustee's Sale was posted.

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

TRACT 4

FIELD NOTE DESCRIPTION OF 7,404 SQUARE FEET OR 0.170 ACRES OF LAND OUT OF THE JOHN H. MOORE 1/2 LEAGUE, ABSTRACT NO. 71, IN FAYETTE COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF THAT CERTAIN (2.50 ACRE) TRACT OF LAND CONVEYED TO LAWRENCE A. JALUFKA IN A DEED AS RECORDED IN VOLUME 243 PAGE 45 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN AXLE FOUND AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF HORTON STREET, AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ROITSCH LANE, BEING AT THE MOST EASTERLY CORNER OF THAT CERTAIN (2.5 ACRE) TRACT OF LAND CONVEYED TO LAWRENCE A. JALUFKA IN A DEED AS RECORDED IN VOLUME 243 PAGE 45 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS.

THENCE, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ROITSCH LANE S 44 DEG. 43' 19" W 106.79 FEET TO A 1/2" IRON ROD SET FOR THE MOST EASTERLY CORNER AND PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED,

THENCE, CONTINUING WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ROITSCH LANES 44 DEG, 43' 19" W 75.00 FEET TO A 1/2" IRON ROD SET FOR THE MOST SOUTHERLY CORNER OF THIS TRACT, AND FROM WHICH ANOTHER 1/2" IRON ROD FOUND AT THE MOST EASTERLY CORNER OF THAT CERTAIN (0.289 ACRE) TRACT OF LAND CONVEYED TO MARVIN D. ROBERTS AND CAROLYN KUBOS ROBERTS IN A DEED AS RECORDED IN VOLUME 986 PAGE 707 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, BEARS S 44 DEG. 43' 19" W 75.00 FEET,

THENCE, LEAVING SAID RIGHT-OF-WAY LINE N 45 DEG. 10' 53" W 100.29 FEET TO A 1/2" IRON ROD SET IN THE INTERIOR OF THE JALUFKA TRACT, BEING FAR THE MOST WESTERLY CORNER OF THIS TRACT,

THENCE, CONTINUING IN THE INTERIOR OF THE JALUFKA TRACT, N 47 DEG. 06' 57" E 75.06 FEET, TO A 1/2" IRON ROD SET FOR THE MOST NORTHERLY CORNER OF THIS TRACT,

THENCE, CONTINUING IN THE INTERIOR OF THE JALUFKA TRACT, S 45 DEG. 19' 53" E 97.16 FEET TO THE PLACE OF BEGINNING, IN ALL CONTAINING 0.170 ACRES OF LAND.

FILED

AUG 04 2022

1:15 PM SM  
Brenda Fietsam

BRENDA FIETSAM  
CO. CLERK, FAYETTE CO., TEXAS

Property Address: 951 ROITSCH ROAD EAST  
LA GRANGE, TX 78945  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

SUBSTITUTE TRUSTEE  
Pete Florez, Megan L. Randle or Ebbie Murphy  
3225 Rainbow Drive, Suite 248-B  
Rainbow City, AL 35906



WITNESS MY HAND this day August 2, 2022.

By:   
H. Gray Burks IV  
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Grant Tabor  
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Attorneys for Nationstar Mortgage LLC d/b/a Mr. Cooper

**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.**