

Mickey Keith and Glenna Keith
1207 North A Street
Brownfield, Texas 79316
Our file #0515-135F

ATTENTION SERVICE MEMBER
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 10, 2001, Mickey Keith and Glenna Keith executed a Deed of Trust conveying to Anthony H. Barone, a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Corporation in the payment of a debt therein described, said Deed of Trust being recorded in Volume 658 Page 741 in the Real Property Records of Terry 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.

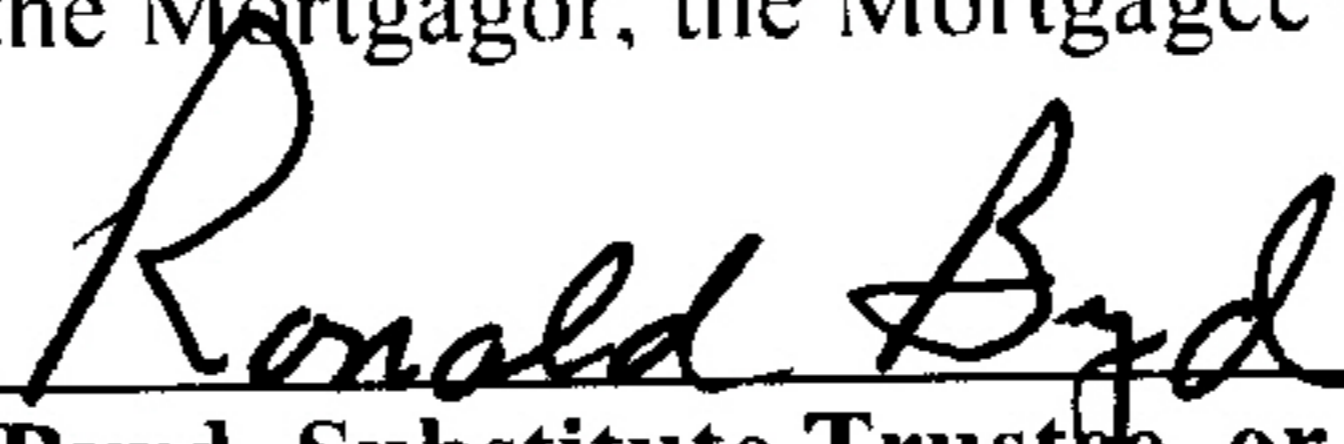
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, November 1, 2016, the foreclosure sale will be conducted in Terry County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place 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 1:00 PM 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 Terry, State of Texas:

SURFACE ESTATE ONLY OF LOT THREE (3) IN BLOCK FOUR (4) OF THE WEBB ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS.

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 The Bank Of New York Mellon F/K/A The Bank Of New York As Successor In Interest To JP Morgan Chase Bank, N.A. As Indenture Trustee For Newcastle Mortgage Securities Trust 2006-1. 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, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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.



**Ronald Byrd, Substitute Trustee, or
Kevin Key, Successor Substitute Trustee, or
Jay Jacobs, Successor Substitute Trustee**

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

**IN RE ORDER FOR FORECLOSURE
CONCERNING**

**1207 NORTH A STREET ,
BROWNFIELD , TEXAS 79316**

UNDER TEX. R. CIV. PROC. 736

§
§
§
§
§
§
§
§

IN THE DISTRICT COURT OF

TERRY COUNTY, TEXAS

121st 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 The Bank of New York Mellon F/K/A The Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A. as Indenture Trustee for Newcastle Mortgage Securities Trust 2006-1 ("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 March 2, 2015, the Applicant gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on July 21, 2015; and
- the loan is due for the January 16, 2015 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 1207 North A Street,

Brownfield, Texas 79316 (the "Property") which has the following legal description:

**SURFACE ESTATE ONLY OF LOT THREE (3) IN BLOCK FOUR (4)
OF THE WEBB ADDITION TO THE CITY OF BROWNFIELD,
TERRY COUNTY, TEXAS.**

3/27/2016 3:59:48 PM

Cliff Lindsey District Clerk
Terry County, Texas
Tiffany O'Briant

62

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

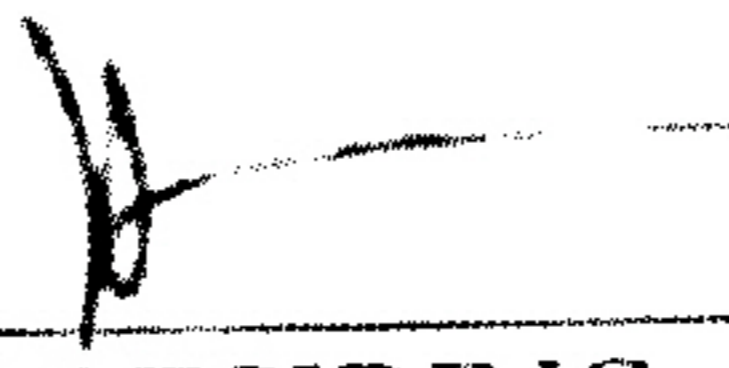
- Mickey Keith, 10608 County Road #6870, Lubbock Texas 79407
- Glenna Keith, 10608 County Road #6870, Lubbock Texas 79407

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number Volume 658 Page 741 of the real property records of Terry 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 _____ day of _____, 2016.

6/27/2016



JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 

Kelly J. Harvey

SBN: 09180150

Kelly@kellyharvey.com

✓ Mia D. Searles

SBN: 24068544

Mia@kellyharvey.com

Jerry W. Mason

SBN: 24081794

Jerry@kellyharvey.com

P.O. Box 131407

Houston, Texas 77219

Tel. (832) 922-4000

Fax. (832) 922-6262

ATTORNEYS FOR APPLICANT

FILED FOR RECORD
2016 OCT 11 PM 3:52
CLERK
TERRY COUNTY CLERK
