

Current Borrower:
MHA File Number:
Property Address:

VERONICA FRESCAS, AN UNMARRIED WOMAN
TX-11-11496-CM
6617 LA CADENA DRIVE, EL PASO, TX 79912

Doc# 20140030560

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SUBSTITUTE TRUSTEE'S DEED

Deed of Trust Date:
8/22/2007

Foreclosure Sale Date:
5/6/2014

Original Grantor(s)/Mortgagor(s):
VERONICA FRESCAS, AN UNMARRIED
WOMAN

Foreclosure Sale Time:
11:16 AM

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. AS NOMINEE FOR
HOMECOMINGS FINANCIAL, LLC (F/K/A
HOMECOMINGS FINANCIAL NETWORK,
INC.)

Sale Amount:
\$ 144,849.13

Current Beneficiary/Mortgagee:
Nationstar Mortgage, LLC

Grantee/Buyer:
Nationstar Mortgage, LLC

Property County:
EL PASO

Grantee/Buyer Address:
c/o Nationstar Mortgage LLC
350 Highland Dr
Lewisville, TX 75067

Recorded in:
Volume:
Page:
Instrument No: 20070083732

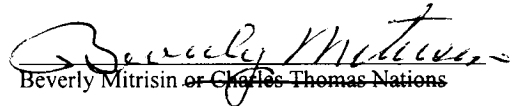
Legal Description of Property: LOT 23, BLOCK 21A, OF CHAPARRAL PARK UNIT SIX, AN ADDITION TO THE CITY OF EL PASO, EL PASO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 34, PAGE 4, OF THE PLAT RECORDS OF EL PASO COUNTY, TEXAS.

Grantor conveyed the Property to Trustee in trust to secure payment of the Note. Beneficiary declared that Grantor defaulted in performing the obligations of the Deed of Trust. Current Beneficiary of the Note, accordingly, has appointed Substitute Trustee, as authorized under the Deed of Trust, and has requested Substitute Trustee to enforce the trust.

Notices stating the time, place, and terms of sale of the property were mailed, posted and filed, as required by law. Substitute Trustee sold the property to Buyer, who was the highest bidder at the public auction, for the amount of sale in the manner prescribed by law. The subject sale was conducted no earlier than 10:00 AM as set forth in the Notice of Substitute Trustee's Sale and was concluded within three (3) hours thereafter. All matters, duties and obligations of Beneficiary were lawfully performed as evidenced by the affidavit(s) attached hereto and made a part hereof for all purposes.

Substitute Trustee, by the authority conferred by Current Beneficiary and by the Deed of Trust, subject to prior liens and other exceptions in the Deed of Trust, if any, and for the amount of sale paid by buyer as consideration, grants, sells and conveys to Buyer, buyer's heirs, executors, administrators, successors or assigns forever, the property together with all rights and appurtenances belonging to Grantor. Substitute Trustee binds Grantor and Grantor's heirs, executors, administrators, successors or assigns, to Buyer's heirs, executors, administrators, successors or assigns against every person lawfully claiming to warrant and defend all right, title and interest in the property or any part thereof.

WITNESS MY HAND, this 15 day of May, 2014

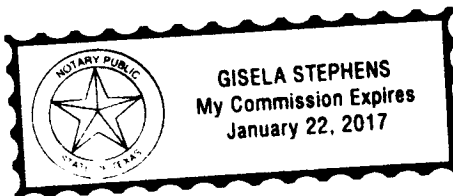

Beverly Mitrisin or Charles Thomas Nations

STATE OF TEXAS §
COUNTY OF EL PASO §

Before me, the undersigned Notary Public, on this day personally appeared Beverly Mitrisin or ~~Charles Thomas Nations~~ as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as TX DL, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15 day of May, 2014.


Notary Public Signature



After recording return to:
~~McCarthy, Holthus & Ackerman, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075~~

After Recording, Return To:
7301 N State Hwy 161, Suite 305
Irving, TX 75039
Attn: SL Recording Dept.

Current Borrower:
MHA File Number:
Property Address:

VERONICA FRESCAS, AN UNMARRIED WOMAN
TX-11-11496-CM
6617 LA CADENA DRIVE, EL PASO, TX 79912

AFFIDAVIT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority on this day personally appeared Karl Terwilliger, who after being duly sworn, deposed as follows:

"1. I am an employee of McCarthy, Holthus & Ackerman, LLP, attorney for Nationstar Mortgage LLC (mortgage servicer and duly authorized agent of the Current Beneficiary and Mortgagee as referenced in the foregoing Substitute Trustee's Deed) at the time of the events hereinafter set forth and make this affidavit for the purpose of declaring the incidents of statutory and contractual compliance of the entity or entities set out below.

2. This affidavit is made with respect to the foreclosure of that certain Deed of Trust dated 8/22/2007, recorded in Volume: Page: Instrument No: 20070083732 of the Real Property Records, EL PASO County, Texas, executed by VERONICA FRESCAS, AN UNMARRIED WOMAN, borrower(s), to ATTY. DON W. LEDBETTER, Trustee, to secure payment of a Note to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.).

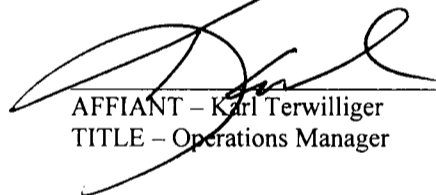
3. To the best of my knowledge and belief, proper notice was sent prior to acceleration of indebtedness. All obligations duties of the holder of the debt were performed in the manner required by law and all notices were served on the Debtor at the Debtor's last known address as shown by the records of the holder of the debt.

4. To the best of my knowledge and belief, the mortgagors holding an interest in the above described property 1) were not members of the Armed Forces of the United States of America or were not protected by the Servicemembers' Civil Relief Act or Tex. Prop. Code § 51.015 on the date of the Trustee's Sale, and 2) were alive at the time of the foreclosure sale or, if deceased, the subject Trustee's Sale is not void or voidable pursuant to Tex. Prob. Code § 73.

5. At the instructions and on behalf of the holder of the debt or its agent, notice of acceleration of indebtedness and Notice of Trustee's Sale was served on every Debtor obligated on the debt, in strict compliance with the Texas Property Code, by certified mail at least twenty-one (21) days prior to the date therein specified for sale at the last known address of each such Debtor according to the records of the holder of the debt.

6. At the instructions and on behalf of the holder of the debt or its agent, Notice of Trustee's Sale was filed with the County Clerk in the county or counties in which the subject property is situated and copies thereof posted at said courthouse(s) as required by law and in the manner specified by ordinance or custom."

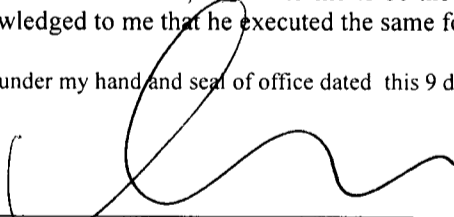
FURTHER AFFIANT SAYETH NAUGHT.


AFFIANT - Karl Terwilliger
TITLE - Operations Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

Sworn to and subscribed before me, the undersigned Notary Public, on this day personally appeared Karl Terwilliger, who is the Operations Manager and duly authorized agent of McCarthy, Holthus & Ackerman, LLP, on behalf of said law firm, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office dated this 9 day of May, 2014.



Notary Public Signature

**NOTARY SEAL/STAMP
NOT THOROUGH
WILL NOT IMAGE PROPERLY**

After recording return to:
McCarthy, Holthus & Ackerman, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075

3 RC

Doc# 20140030850
#Pages 2 #NFPages 1
5/15/2014 1:30:52 PM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$30.00

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones