

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/13/2013

Grantor(s)/Mortgagor(s):
DANIEL WAYNE NELSON, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR TOWN
SQUARE MORTGAGE AND INVESTMENTS INC. DBA
TOWN SQUARE FINANCIAL, A GEORGIA
CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
CMG Mortgage, Inc.

Recorded in:
Volume: 0983
Page: 0057
Instrument No: 0200084

Property County: GRAY
FILED FOR RECORD - GRAY COUNTY TX
JEANNE HORTON - COUNTY CLERK
Sep 29, 2022 at 02:36:00 PM
By: Jeanne Horton, DEPUTY

Mortgage Servicer:
Cenlar FSB is representing the Current Beneficiary/Mortgagee
under a servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
425 Phillips Blvd ,
Ewing, NJ 08618

Legal Description: ALL OF LOT NO. SIX (6) IN BLOCK NO. THREE (3) OF THE COUNTRY CLUB HEIGHTS
ADDITION TO THE CITY OF PAMPA, GRAY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID
ADDITION RECORDED IN VOLUME 130, PAGE 359 OF THE DEED RECORDS OF GRAY COUNTY, TEXAS.

Date of Sale: 12/6/2022

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

Place of Sale of Property: Gray County Courthouse, 205 N. Russell Street, Pampa, TX 79065 OR IN THE AREA
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY
CODE.

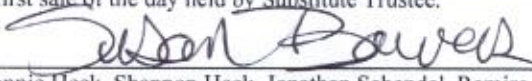
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.**


Ronnie Heck, Shannon Heck, Jonathan Schendel, Ramiro
Cuevas, Charles Green, Auction.com, Susan Bowers, Jonathan
Bowers, Glandeen Shenk, Jose A. Bazaldua or Antonio Bazaldua
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MC CARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-75572-POS
Loan Type: FHA

STATE OF TEXAS §
COUNTY OF POTTER §

Before me, the undersigned Notary Public, on this day personally appeared SUSAN BOWERS Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as KNOWN, 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 29th day of September, 2022.



Notary Public
Signature

