

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
BROWN, CRYSTAL AND ESTATE OF THOMAS  
8315 COLE, PAMPA, TX 79065

FHA 494-2263868-703  
Firm File Number: 18-030156

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 15, 1996, THOMAS BROWN JR. AND CRYSTAL KAY BROWN, as Grantor(s), executed a Deed of Trust conveying to PAUL E. PARKINSON, as Trustee, the Real Estate hereinafter described, to PMC MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of GRAY COUNTY, TX and is recorded under Clerk's File/Instrument Number 129873, rerecorded on March 11, 1996, as Instrument 130310, Gray -Instrument being refiled for the purpose of attaching the FHA es 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, September 3, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Gray 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 Gray, State of Texas:

SEE EXHIBIT A

Property Address: 8315 COLE  
PAMPA, TX 79065  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 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.

  
SUBSTITUTE TRUSTEE  
Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas,  
Frederick Britton, Doug Woodard, Chris Demarest, Kristie  
Alvarez, Ronnie Heck, or Shannon Heck, Shannon Heck,  
Ronnie Heck, Susan Bowers, Jose A. Bazaldua or Antonio  
Bazaldua  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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.**

EXHIBIT "A"

PART OF THE SOUTHWEST QUARTER OF SECTION 104, BLOCK 3 OF THE I&GN RR. CO. SURVEY IN GRAY COUNTY, TEXAS, AND BEGINNING AT A POINT ON THE EASTERLY LINE OF THE ALLEY IN THE COLE SUBDIVISION OF THE WEST PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 104, BLOCK 3 OF THE I&GN RR. CO. SURVEY IN GRAY COUNTY, TEXAS, WHICH POINT IS A DISTANCE OF 226 FEET EASTERLY AND 757.5 FEET NORTHERLY FORM THE SOUTHWEST CORNER OF SAID SECTION 104;

THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 104, A DISTANCE OF 100 FEET TO A POINT;

THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 104, A DISTANCE OF 185 FEET TO A POINT;

THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION 104, A DISTANCE OF 100 FEET TO A POINT;

THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 104, A DISTANCE OF 185 FEET TO A POINT OF BEGINNING, EXCEPTING AND RESERVING OUT OF AND ALONG THE EAST END OF SAID PARCEL OF LAND, FOR A PUBLIC ROAD, A STRIP OF LAND 60 FEET IN WIDTH.

B 122873  
FILED FOR RECORD  
1996 JAN 30 AM 11:05  
WANDA CARTER, COUNTY CLERK  
GRAY COUNTY, TEXAS  
P.O. DAVIS  
VOL. 699 PAGE 919

\$16.00

Beau Baulter PC  
Trustee for HUD  
3218 Hobbs  
Amarillo, TX 79106

THE STATE OF TEXAS  
COUNTY OF GRAY  
I hereby certify that this instrument was filed for record on the date and at the time stamped herein by me, and was duly recorded as stamped herein in the Official Public Records of Real Estate of Gray County, Texas.



WANDA CARTER, County Clerk  
Gray County, Texas  
By *Wanda Carter*  
Deputy  
LONNA DAUGHERTY