

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CKE)  
COLLIER, BRIAN  
310 W HACKBERRY STREET, SANDERSON, TX 79848

FHA 494-3977672703  
Firm File Number: 18-030976

No. \_\_\_\_\_  
FILED: TIME 8:10AM

OCT 15 2018  
Maitha Gila  
CLERK, COUNTY COURT, TERRELL CO., TEXAS  
BY: D. Shevart DEPUTY

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 13, 2012, BRIAN COLLIER AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to BAXTER & SCHWARTZ P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of TERRELL COUNTY, TX and is recorded under Volume 113, Page 203, 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, November 6, 2018 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, I will sell said Real Estate in the area designated by the Commissioners Court, of Terrell 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 Terrell, State of Texas:

SEE EXHIBIT "A"

Property Address: 310 W HACKBERRY STREET  
SANDERSON, TX 79848  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

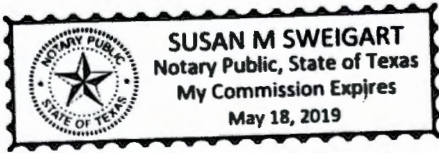
Shelley Nail  
SUBSTITUTE TRUSTEE  
Frederick Britton, Faith Flores, Robert Gomez, Matt Hansen, Aleena Litton, Shelley Nail, Donna Trout, Kevin Key or Jay Jacobs  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF Lupton

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shelley Nail, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 18 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of Oct

Susan M Sweigart  
NOTARY PUBLIC in and for  
Lupton COUNTY,  
My commission expires: 5-18-19  
Type or Print Name of Notary



No. \_\_\_\_\_

FILED: TIME 8:10 AM

OCT 15 2018  
Maura Allen  
CLERK, COUNTY COURT, TERRELL CO., TEXAS  
BY: A. Quevans DEPUTY

**EXHIBIT "A"**

All of Lots Twelve (12, Thirteen (13) and the East eight feet (E/8 ft) of Lot Fourteen (14), all in Block "F" of the Wilson Addition to the town of Sanderson, Terrell County, Texas, as shown by the map or plat of said Addition of record in Sleeve 1, Plat Cabinet Records, Terrell County, Texas, to which said map or plat and the said record thereof reference is here made for all purposes.

The East eight feet(E/8 ft) of Lot 14 is more particularly described as follows:

BEGINNING at the Southeast corner of Lot 14;  
THENCE North 23 degrees 38 minutes East, 200 feet to the Northeast corner of said Lot 14;  
THENCE North 66 degrees 22 minutes West, 8 feet along the North line of said Lot 14;  
THENCE South 23 degrees 38 minutes West, 200 feet to a point in the south line of Lot 14; and  
THENCE South 66 degrees 22 minutes East, 8 feet to the place of BEGINNING.