

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

FHA 494-3977672703
Firm File Number: 18-030976

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

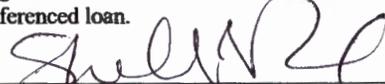
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, March 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Terrell county**, 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
COPELL, 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.



SUBSTITUTE TRUSTEE
Faith Flores, Robert Gomez, 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

No. _____

FILED: TIME 3:04 pm

JAN 14 2019

CLERK, COUNTY COURT, TERRELL CO., TEXAS

DEPUTY

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