

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
MABRY, SANDY AND KERRY  
604 TRICKHAM ROAD, BANGS, TX 76823

FHA 492-8281703703  
Firm File Number: 19-032459

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 4, 2009, SANDY LYNN MABRY AND KERRY LYNN MABRY, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALLIED HOME MORTGAGE CAPITAL CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of BROWN COUNTY, TX and is recorded under Clerk's File/Instrument Number 2009-822 Volume 1735, Page 100, 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

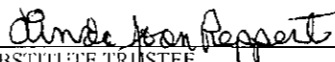
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Brown county, pursuant 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 Brown, State of Texas:

SEE EXHIBIT "A"

Property Address: 604 TRICKHAM ROAD  
BANGS, TX 76823  
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.

  
\_\_\_\_\_  
SUBSTITUTE TRUSTEE  
Linda Joan Reppert, Juanita Cox, Jimmy Carroll Brewer,  
Stephen Rawlings, Diasha Perkins, Jason Brewer or  
Howard Whitney  
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"**  
**FIELD NOTES - 604 TRICKHAM ROAD**

FIELD NOTES for a tract of land in Brown County, Texas, said tract being part of Lots 1 and 2, Block J and part of a 20' alley lying between said Lot 2 and Lot 3 of said Block 3 and of the Martin Addition to the City of Bangs, Texas according to the plat of record recorded in Volume 1, Page 63, Plat Records of Brown County, Texas, said tract being the same tract described in a Last Will and Testament from Kenneth Powell to Elizabeth Powell as recorded in Volume 1542, Page 608, Real Property Records of Brown County, Texas, said tract being sometimes known as 604 Trickham Road and being more fully described as follows:

**BEGINNING** at a 1/2" iron stake found in the ground in the West line of Trickham Road, said stake marking the Northeast corner of said Lot 1 and this tract;

**THENCE** S 00° 00' 00" W 113.32' (Basis of Bearing - Plat Call) along said West line to a 3/8" iron stake set in the ground near the end of a fence line, said stake marking the Southeast corner of this tract;

**THENCE** S 89° 55' 35" W 408.49' along the general course of a fence line to a 2 3/8" iron pipe fence corner found in the ground in the approximate centerline of a 20' alley, said fence corner marking the Southwest corner of this tract, at 203' the West line of said Lot 1 and the East line of said Lot 2 and at 396.4' the West line of said Lot 2 and the East line of said 20' alley;

**THENCE** N 02° 11' 34" W 107.56' departing from said centerline to a 2 3/8" iron pipe fence corner found in the ground, said fence corner marking the Northwest corner of this tract;

**THENCE** N 89° 06' 38" E 469.65' along the North lines of said Lots 1 and 2 and the projection thereof to the place of **BEGINNING**, at 13.25' the Northwest corner of said Lot 2 and at 206.55' the Northeast corner of said Lot 2 and the Northwest corner of said Lot 1.

I, Charles A. Polaski, Registered Professional Surveyor of Texas, do hereby certify that the above field notes are true and correct to the best of my knowledge and belief and that they represent a survey made on the ground this the 26th day of September, 2007, and that there are no visible, physical encroachments from within or without except as shown on the attached plat.

*Charles A. Polaski*

Charles A. Polaski, P. E.  
Brownwood, Texas



**POSTED**  
Sharon Ferguson, Brown County Clerk  
Time \_\_\_\_\_  
**MAR 11 2019**  
By Deputy: