

NATIONSTAR MORTGAGE LLC D/B/A MR COOPER  
(CXE)  
HALL, JUSTIN  
3402 GOLDING ROAD, BROWNWOOD, TX 76801

USDA  
Firm File Number 18-031155

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 19, 2009, JUSTIN HALL, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to CAREY STEWART, as Trustee, the Real Estate hereinafter described, to TEXAS BANK 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 20093750 Volume 1748, Page 961, 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, June 4, 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  | 3402 GOLDING ROAD<br>BROWNWOOD, TX 76801   |
| Mortgage Servicer | NATIONSTAR MORTGAGE LLC D/B/A MR COOPER  |
| Noteholder        | NATIONSTAR MORTGAGE LLC D/B/A MR COOPER<br>8950 CYPRESS WATERS BLVD<br>COPELL, TEXAS 75019 |

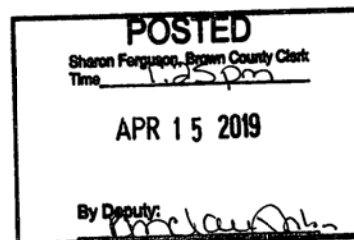
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



SUBSTITUTE TRUSTEE

Jonathan Schendel, Ramiro Cuevas, Frederick Britton,  
Doug Woodard, Kristie Alvarez, Kristopher Holub, Patrick  
Zwiers, Jack Burns II, Cary Corenblum, ~~Linda Reppert~~,  
Juanita Cox, Jimmy Carroll Brewer, 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 - 0.209 ACRES**

FIELD NOTES for a 0.209 acre tract of land in Brown County, Texas, said tract being out of Subdivision No. 18 of the Kerr County School Lands Survey, said tract being the same tract described in a deed from Jes-Lou Trust to Terry Burnett, et ux, as recorded in Volume 1574, Page 520, Real Property Records of Brown County, Texas, said tract being sometimes known 3402 Golding Road and being more fully described as follows:

**BEGINNING** at a 1/2" iron stake found in the ground in the North line of Golding Road, said stake marking the Southeast corner of said Burnett tract and this tract;

**THENCE** N 86° 36' 23" W 60.06' along said North line to a 1/2" iron stake found in the ground, said stake marking the Southwest corner of said Burnett tract and this tract;

**THENCE** N 03° 23' 00" E 151.88' (Basis of Bearing - Deed Call 1574/ 520) to a 3/8" iron stake found in the ground, said stake marking the Northwest corner of said Burnett tract and this tract;

**THENCE** S 86° 23' 23" E 59.90' to a 1/2" iron stake found in the ground, said stake marking the Northeast corner of said Burnett tract and this tract;

**THENCE** S 03° 19' 21" W 151.66' to the place of **BEGINNING**.

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 25<sup>th</sup> day of October, 2005 and that there are no visible, physical encroachments from within or without except as shown on the attached plat.

*C.A.P.*  
Charles A. Polaski, P. E.

00441446



INSTRUMENT NO. 3750  
FILED JUNE 19, 2009 03:36 PM  
RETURN TO: BROWN COUNTY ABSTRACT CO INC

RECORDED  
COMPARED  
INDEXED

48 ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW STATE OF TEXAS COUNTY OF BROWN

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Brown County, Texas.



DEPUTY: *Sharon Ferguson*  
SHARON FERGUSON, COUNTY CLERK  
BROWN COUNTY, TEXAS

**POSTED**  
Sharon Ferguson, Brown County Clerk  
Time \_\_\_\_\_  
**APR 15 2019**  
By Deputy: