

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
ROBERTS, NICOLE
6902 ST. PATRICK DRIVE, BROWNWOOD, TX 76801

USDA ***LOAN_AGENCY_LOAN_NUM***
Firm File Number: 20-036096

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 19, 2010, NICOLE ROBERTS, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AFFILIATED BANK, ITS SUCCESSORS AND ASSIGNS 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 2010-1093 Volume 1771, Page 972, 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 3, 2020** 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 **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: 6902 ST. PATRICK DRIVE
BROWNWOOD, TX 76801
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 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
~~Linda J. Reppert, Howard Whitney, Ramiro Cuevas,
Kristopher Holub, Jack Burns II, Pamela Thomas, Dylan
Ruiz~~
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.

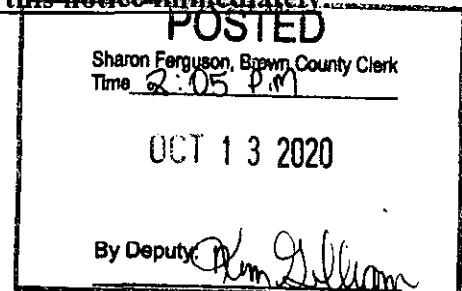


EXHIBIT "A"

Being all of Lots 354, 355, and 356 of the Shamrock Shores, Section A, an addition to Brown County, Texas, according to the Plat recorded in Volume 2, Page 231, Plat Records of Brown County, Texas, and being the same tract of land as conveyed to W.R. Duckett, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set at the intersection of the Southwesterly right-of-way line of Blarney Drive, a 40-foot R.O.W., the Northwesterly Right-of-way of St. Patrick Drive, a 40-foot R.O.W. and the Northeast corner of said Lot 354;

THENCE S 22° 59' 00" W, along the Northwesterly Right-of-way line of said St. Patrick Drive, a distance of 93.87 feet to a 1/2-inch iron rod set for a corner at the Northeasterly corner of Lot 357, and the Southeasterly corner of said Lot 356;

THENCE N 67° 01' 00" W, leaving the Northwesterly Right-of-way line of said St. Patrick Drive, and along the Northeasterly line of said Lot 357, and the Southwesterly line of said Lot 356, a distance of 100.00 feet to a 1/2-inch iron rod found at the intersection of the Northeast corner of Lot 349, the Southeast corner of Lot 350, the Northwest corner of said Lot 357, and the Southwest corner of Lot 356;

THENCE N 22° 59' 00" E, along the Southeast line of said Lots 350, 351, 352, and 353, and along the Northwest line of said Lots 356, 355, and 354, a distance of 160.94 feet to a 1/2-inch iron rod set for a corner on the Southwesterly Right-of-way line of said Blarney Drive;

THENCE S 33° 10' 00" E, along the Southwesterly Right-of-way line of said Blarney Drive, a distance of 120.41 feet to the POINT OF BEGINNING.

POSTED
Sharon Ferguson, Brown County Clerk Time _____
OCT 13 2020
By Deputy: _____