

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
GARRETT SR, ESTATE OF JAMES C
201 GRACE STREET, MORAN, TX 76464

CONVENTIONAL
Firm File Number: 19-034988

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 16, 2003, JAMES C. GARRETT SR. (DORIS DELORES GARRETT SIGNED THE DEED OF TRUST), as Grantor(s), executed a Deed of Trust conveying to JERRY PATTERSON, as Trustee, the Real Estate hereinafter described, to THE VETERANS LAND BOARD OF THE STATE OF TEXAS in payment of a debt therein described. The Deed of Trust was filed in the real property records of SHACKELFORD COUNTY, TX and is recorded under Clerk's File/Instrument Number 231217 Volume 496, Page 549, 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, December 1, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Shackelford** 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 Shackelford, State of Texas:

ALL OF LOTS NOS. 1 AND 2, BLOCK NO. 10, COMPTON ADDITION TO THE TOWN OF MORAN IN SHACKELFORD COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT OF SAID ADDITION, RECORDED IN VOLUME 37, PAGE 606, DEED RECORDS OF SHACKELFORD COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES AND FULL DESCRIPTION

Property Address: 201 GRACE STREET
MORAN, TX 76464
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: THE VETERANS LAND BOARD OF THE STATE OF TEXAS
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.

FILED

11/9/2020 9:06am

**CHERI HAWKINS
COUNTY & DISTRICT CLERK
SHACKELFORD COUNTY, TX**

John Russell Deputy

SUBSTITUTE TRUSTEE

Terry Browder, Laura Browder, Marsha Monroe, Kevin Key or Jay Jacobs
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.