

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
LOGAN, ESTATE OF BRUCE
1922 SOUTH CHINA STREET, BRADY, TX 76825

VA 626261106772
Firm File Number: 18-029269

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 5, 2009, BRUCE LOGAN AND JEANNIE MARIE LOGAN, HUSBAND AND WIFE., as Grantor(s), executed a Deed of Trust conveying to CALVIN C. MANN, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of MCCULLOCH COUNTY, TX and is recorded under Clerk's File/Instrument Number 35788 Volume 392, Page 786, 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, July 2, 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, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **McCulloch** 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 McCulloch, State of Texas:

SEE EXHIBIT A

Property Address: 1922 SOUTH CHINA STREET
BRADY, TX 76825
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 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 Reppert, Juanita Cox, Jimmy Carroll Brewer,
Stephen Rawlings, Diasha Perkins, Jason Brewer, Howard
Whitney, Joshua Sanders, Elmer Hernandez, Melody Cruz-
Smith, Frederick Britton 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.

POSTED

JUN 10 2019

Christine A. Jones
McCulloch County Clerk

Exhibit "A"

Being 0.4248 of an acre, more or less, known as 1922 China Street and being all of Lot No- 13 and the North 30 feet of Lot No 14 of Block No- 1. Stanburn Addition to the City of Brady, McCulloch County, Texas, as shown on the official plat recorded in Volume 27, Page 345, of the McCulloch County Deed Records and being approximately the same land described in a Deed to Maxie Done Gordon –et ux recorded in Volume 220, Page 735 of said Deed Records;

Beginning at a 1 ½" pipe found in the West line of South China Street for the common easterly corner of Lots Nos. 12 and 13 for the Northeast corner hereof and Southeast corner of that certain tract described in a Deed to Jarvis J. Kilgore, recorded in Volume 274, Page 799 of the McCulloch County Official Public Records;

Thence with said West line of China Street for the East line hereof, South 01° 23' 33" West 41.10 feet, a calculated angle point, and South 02° 03' 27" West, at approximately 18.9 feet pass the common easterly Southeast corner hereof and being the Northeast corner of that certain tract described in a Deed to Juan V. Torres, et ux., recorded in Volume 311, Page 775 of said Official Public Records;

Thence with the South line hereof, North 86° 22' 00" West 223.30 feet to a ½" steel stake set in the East line of a 15 feet wide alley for the Northwest corner of said Torres tract and Southwest corner hereof;

Thence with said East line of alley for the West line hereof, North 01° 26' 33" East, at approximately 30.0 feet pass the common westerly corner of Lots Nos. 13 and 14, a total distance this course of 75.60 feet to a ½" steel stake set for the Northwest corner hereof and being the common westerly corner of Lots Nos. 12 and 13 and Southwest corner of said Kilgore tract;

Thence with the South line of said Kilgore tract and North line hereof and approximate common line of Lots Nos. 12 and 13, North 89° 56' 54" East 223, 74 feet to the place of beginning.

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POSTED

JUN 10 2019

Christine A. Jones
McCulloch County Clerk