

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
GRIFFIN, GREGORY  
12245 FARM ROAD 905, PATTONVILLE, TX 75468

VA 49-49-6-1314522  
Firm File Number: 19-032043

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 19, 2016, GREGORY PAUL GRIFFIN JR., JOINED HEREIN PRO FORMA BY MY SPOUSE, AMY LYNN GRIFFIN, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST CHOICE LOAN SERVICES INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of LAMAR COUNTY, TX and is recorded under Clerk's File/Instrument Number 135779-2016, 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

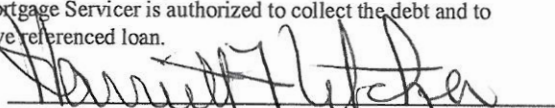
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Lamar county, pursuant 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 Lamar, State of Texas:

SEE EXHIBIT "A"

Property Address: 12245 FARM ROAD 905  
PATTONVILLE, TX 75468  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Noteholder: THE VETERANS LAND BOARD OF THE STATE OF TEXAS  
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 5-13-19  
Robert LaMont, Harriett Fletcher, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shannah Walker, Danny Davis, Sue Spasic or Zoran W, Spasic, Harriet Fletcher, Ronnie Hubbard or Allan Johnston  
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.**

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 13<sup>th</sup> DAY OF May 2019.



# Nelson Surveying Company

920 North Main Street Paris, Texas 75460

903-785-3551 fax 903-785-3399

J. M. Nelson, Registered Professional Land Surveyor of Texas, #4026

DGlink Disk-64 FM905 Clardy JVCherry#171

### FIELD NOTES

Situated about 11 miles South 37 Deg. East of the City of Paris, County of Lamar, and State of Texas, a part of the J.V. Cherry Survey #171, and being a called 3.639 (surveyed by me on the 8th day of October, 1984, as 2.883 acres) acre tract of land conveyed Jackie Lee Elliott by deed recorded in Vol. 140, Page 105, of the Real Property Records of said County and State.

Beginning at an iron pin (f) for corner at the Southwest corner of said 3.639 acre tract, said point being the Southerly Northwest corner of a called 76.968 acre tract of land conveyed Melvon R. Dusenberry et al by deed recorded in Vol. 697, Page 287, of the Deed Records of said County and State.

Thence North 60 Deg. 37 Min. 05 Sec. East a distance of 289.41 ft. to an iron pin (f) for corner at the Southeast corner of said 3.639 acre tract and an ei corner of said 76.968 acre tract;

Thence North 2 Deg. 07 Min. 12 Sec. West a distance of 221.64 ft. to an iron pin (f) for corner at the Northeast corner of said 3.639 acre tract and an ei corner of said 76.968 acre tract;

Thence South 88 Deg. 54 Min. 27 Sec. West a distance of 510.57 ft. to a point for corner in concrete at the Northwest corner of said 3.639 acre tract and the Westerly Southwest corner of said 76.968 acre tract, said point being 0.19 ft. Southeast from a "L" cast corner post;

Thence South 29 Deg. 31 Sec. East along the Northeastery Boundary Line of Farm Road 905 a distance of 448.22 ft. to the place of beginning and containing 2.659 acres of land.

I, J.M. Nelson, Registered Professional Land Surveyor of Texas, #4026, certify that the above depicted and described tract of land was taken from an actual survey made on the ground and completed by me on the 18th day of September, 1997, that the improvements shown thereon are correct, that there doesn't appear to be any visible easements or encroachments other than those shown thereon, and that this tract of land does not appear to lie in a flood zone as indicated by the Federal Flood Insurance Maps.

*J.M. Nelson*

J.M. Nelson, RPLS of Texas, #4026

9-18-97

date

## EXHIBIT A

