

NATIONSTAR MORTGAGE LLC (CXE)
DAVID, GREGORY
2281 COUNTY ROAD 458, THORNDALE, TX 76577

FHA 513-1452738203
Firm File Number: 22-038341

Filed 11 day of Aug
in 2022, At 2:50 PM.
JODI MORGAN
County Clerk, Milam County, Texas
By J. Morgan
Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 15, 2019, GREGORY ALLEN DAVID, JR., A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMCAP MORTGAGE, LTD. in payment of a debt therein described. The Deed of Trust was filed in the real property records of MILAM COUNTY, TX and is recorded under Clerk's File/Instrument Number 2019044866, 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, October 4, 2022** 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 at the County Courthouse in MILAM COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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 Milam, State of Texas:

FIELD NOTES OF A 10.00 ACRE TRACT OF LAND, MORE OR LESS, BEING PART OF A CALLED 70.705 ACRE TRACT CONVEYED-FROM CHASTITY LYNN HINES TO CLINT T. HEARD BY DEED RECORDED IN VOLUME 1291, PAGE 103 OF THE OFFICIAL MILAM COUNTY, TEXAS;

SAID 10.00 ACRE TRACT, WHICH IS COMPRISED OF A PORTION OF THE HARRISON OWEN SURVEY, ABSTRACT 407 (MILAM CO.) AND A PORTION OF THE HARRISON OWEN SURVEY, ABSTRACT 488 (WILLIAMSON CO.), IS SITUATED IN MILAM AND WILLIAMSON COUNTIES, APPROXIMATELY 7.5 MILES SOUTH OF THE TOWN OF THORNDALE AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITHIN WILLIAMSON COUNTY, AT THE SOUTHERLY SOUTHWEST CORNIER OF SAID CALLED 70_705 ACRE TRACT AND AN INTERIOR CORNER OF A CALLED 25.68 ACRE TRACT (TRACT ONE) CONVEYED TO THOMAS WALTER MCCOY, ET AL, BY DEED RECORDED IN VOLUME 1337, PAGE 675 OF SAID OFFICIAL RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 17° 30' 13" E ALONG THE WEST LINE OF THIS TRACT, A WEST LINE SAID, CALLED 70.705 ACRE TRACT, THE WESTERLY EAST LINE OF SAID CALLED 25.68 ACRE TRACT, EXITING WILLIAMSON COUNTY AND ENTERING MILAM COUNTY, A DISTANCE OF 614.30 FT. TO A POINT AT AN 18" ELM TREE AT THE SOUTHWEST CORNER OF ANOTHER 10.00 ACRE TRACT (TRACT 2), JUST SURVEYED, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 71° 42' 58" E ALONG THE NORTH LINE OF THIS TRACT, THE SOUTH LINE OF SAID TRACT 2, AND ENTERING SAID CALLED 70.705 ACRE TRACT, AT 692.42 FT. PASS A 5/8" IRON ROD SET AT THE SOUTHEAST CORNER OF SAID TRACT AND A SOUTHWEST CORNER OF A 30 FT. WIDE ACCESS EASEMENT, JUST DESCRIBED, IN ALL A DISTANCE OF 714.01 FT. TO A 5/8" IRON ROD SET AT AN INTERIOR CORNER OF SAID 30 FT. WIDE ACCESS EASEMENT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 17° 58' 08" W OVER AND ACROSS SAID CALLED 70.705 CACHE/TRACT, ALONE THE EAST LINE OF THIS TRACT AND A WEST LINE OF SAID 30 FT. WIDE ACCESS EASEMENT, AT 30.00 PASS A SOUTHWEST CORNER OF SAID 30 FT. WIDE ACCESS EASEMENT, IN ALL A DISTANCE OF 610.22 FT TO A 5/8" IRON ROD SET IN A SOUTH LINE OF SAID CALLED 70.705 ACRE TRACT AND A NORTH LINE OF SAID CALLED 25.68 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT, WHENCE A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 70.705 ACRE TRACT BEARS S 72° 02' 31" E, A DISTANCE OF 692.71 FT.;

THENCE N 72" 02' 31" W ALONG THE SOUTH LINE OF THIS TRACT, A SOUTH LINE OF SAID CALLED 70.705 ACRE TRACT, A NORTH LINE OF SAID CALLED 25.68 ACRE TRACT, EXITING MILAM COUNTY AND ENTERING WILLIAMSON COUNTY, A DISTANCE OF 709.01 FT. TO THE BEGINNING POINT CONTAINING 1000 ACRES, MORE OR LESS.

SEE EXHIBIT B

Property Address: 2281 COUNTY ROAD 458
THORNDALE, TX 76577
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE
Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day August 3, 2022.

By: 

H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
gburks@logs.com
rgeorge@logs.com
gtabor@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Nationstar Mortgage LLC d/b/a Mr. Cooper

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.