

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
OGBURN, SHANNON
43 COUNTY ROAD 122, RAYWOOD, TX 77575

FHA 4939558322703
Firm File Number: 21-036942

10:08 FILED A
of clock

JUL 28 2021

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
Adnan Diver

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 25, 2010, SHANNON OGBURN AND KEITH OGBURN, WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to G TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BANK OF AMERICA, N A in payment of a debt therein described. The Deed of Trust was filed in the real property records of LIBERTY COUNTY, TX and is recorded under Clerk's File Instrument Number 2010008200, 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, September 7, 2021** 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 Liberty 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 Liberty, State of Texas:

A TRACT OR PARCEL OF LAND CONTAINING 0.8767 ACRE OUT OF THE NORTHEAST CORNER OF BLOCK D OF THE TOWN OF RAYWOOD ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME N, PAGE 604 OF THE DEED RECORDS OF LIBERTY COUNTY OUT OF THE PETER MASON LEAGUE IN LIBERTY COUNTY, TEXAS, SAID 0.8767 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT

BEGINNING AT AN AXLE FOUND AT THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF BLOCK D AS DELINEATED ON MAP OR PLAT IN VOLUME N PAGE 604, OF THE DEED RECORDS OF LIBERTY COUNTY AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF FM HWY NO 770 AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO 122.

THENCE SOUTH WITH THE WEST RIGHT OF WAY LINE OF SAID FM HWY NO 770 A DISTANCE OF 180.00 FT TO A RAILROAD CROSS TIE FOUND AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AT A FENCE CORNER;

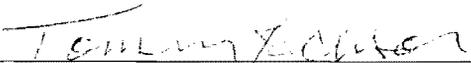
THENCE WEST WITH THE SOUTH BOUNDARY OF THE HEREIN DESCRIBED TRACT AND THE NORTH BOUNDARY OF THE SAID BLOCK D A DISTANCE OF 212.165 FT TO A 3/8 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 0.8767 ACRE TRACT AND MARKING THE SOUTHEAST CORNER OF A 0.4413 ACRE TRACT CONVEYED TO CHARLES ALFRED SCOTT, ET UX BY W E JOHNSON IN INSTRUMENT DATED MAY 24, 1965 RECORDED IN VOLUME 588 PAGE 335 OF THE OFFICIAL RECORDS OF LIBERTY COUNTY,

THENCE NORTH WITH THE EAST BOUNDARY LINE OF SAID SCOTT TRACT A DISTANCE OF 180.00 FT TO A 3/8 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID SCOTT TRACT AND LOCATED EAST A DISTANCE OF 213.60 FT FROM THE NORTHWEST CORNER OF BLOCK D;

THENCE EAST WITH THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD NO 122 A DISTANCE OF 212.165 FT TO THE PLACE OF BEGINNING AND CONTAINING 0.8767 ACRE OF LAND AND BEING KNOWN AS NO 43 COUNTY ROAD NO 122, RAYWOOD TEXAS 77582

Property Address: 43 COUNTY ROAD 122
RAYWOOD, TX 77575
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
Tommy Jackson, Ron Harmon, Keata Smith, Margie Allen,
Kyle Barclay or Carolyn Ciccio
c/o Law Office of Gerald M. Shapiro, 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.