

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
MAULDIN, MORRIS  
209 COUNTY ROAD 2010, CLARKSVILLE, TX 75426

FHA 5110083861-703  
Firm File Number: 19-033542

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 22, 2010, MORRIS E. MAULDIN AND MARY S. MAULDIN, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ROBERT FRAPPIER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR, PHH MORTGAGE CORPORATION D/B/A CENTURY 21 (R.) MORTGAGE (SM). in payment of a debt therein described. The Deed of Trust was filed in the real property records of RED RIVER COUNTY, TX and is recorded under Clerk's File/Instrument Number 44450 Volume 0642, Page 098, 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, August 6, 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, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Red River** 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 Red River, State of Texas:

SEE EXHIBIT A.

Property Address: 209 COUNTY ROAD 2010  
CLARKSVILLE, TX 75426  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPPELL, 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

Robert LaMont, Sheryl LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Frederick Britton, Shawn Schiller, Darla Boetcher, Shannah Walker, Danny Davis, Allan Johnston, Sue Spasic or Zoran W. Spasic or Ronnie Hubbard  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

7-15-19

**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.**

Texas Trustee

Exhibit "A"

All that certain tract or parcel of land situated in Red River County, Texas, about 1 mile North from the town of Clarksville; and being part of the B. S. TIPTON SURVEY, ABSTRACT NO. 824, and being all of Lot 8 in the TOWN NORTH ESTATES ADDITION, recorded in Volume 290, Pages 40-43, and being the same tract of land described in Deed from Amos H. Austin and wife, Peggy M. Austin, to Roy L. Thrasher and wife, Helen Thrasher, dated March 26, 1982, and recorded in Volume 342, Pages 362-364, of the Deed Records of Red River County, Texas; and being more particularly described as follows, to-wit:

**BEGINNING** at a 5/8" Metal Pipe (f) at the Northwest corner of Lot No. 8 and the Northeast corner of Lot No. 9 in said Addition, also being in the South line of County Road No. 2010;

**THENCE** S 90° 00' 00" E, along the South line of said road, a distance of 140.94 feet to a 5/8" Metal Pipe (f) at the Northeast corner of Lot No. 8 and the Northwest corner of Lot No. 7 in said Addition;

**THENCE** S 0° 00' 07" E, a distance of 309.98 feet to a 5/8" Metal Pipe (f) at the Southeast corner of said Lot No. 8, and the Southwest corner of said Lot No. 7;

**THENCE** N 89° 52' 25" W, a distance of 140.43 feet to a 5/8" Metal Pipe (f) at the Southwest corner of said Lot No. 8, and the Southeast corner of said Lot No. 9;

**THENCE** N 0° 05' 47" W, along the West line of said Lot No. 8, a distance of 309.67 feet to the place of beginning and containing 1.001 acres of land, more or less.

FILED FOR RECORD  
2:15 o'clock P M. on

JUL 15 2019

Shawn Weemes  
SHAWN WEEMES, COUNTY CLERK  
RED RIVER CO., TX

FILED FOR RECORD

2010 MAR 22 PM 4: 30

Lorie Moore  
LORIE MOORE, COUNTY CLERK  
RED RIVER CO., TX