

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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 duty military service to the sender of this notice immediately.

FILED
2019 FEB 11 AM 8:55
MELODY APPLETON
COUNTY CLERK SCURRY CO. TX
BY _____ DEPUTY

1. **Date, Time, and Place of Sale.**

Date: March 05, 2019

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE NORTH STEPS OF THE SCURRY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 13, 2007 and recorded in Document CLERK'S FILE NO. 20072576 real property records of SCURRY County, Texas, with MARY MAVIS BRUMBELOW, grantor(s) and VERTICAL LEND INC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARY MAVIS BRUMBELOW, securing the payment of the indebtednesses in the original principal amount of \$240,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPELL, TX 75019

TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the SCURRY County Clerk and caused to be posted at the SCURRY County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS0000007853104

EXHIBIT "A"

ALL OF LOT NUMBER SIX (6), IN BLOCK NUMBER THREE (3), OF THE PARK VIEW ADDITION, SECTION TWO, TO THE CITY OF SNYDER, SCURRY COUNTY, TEXAS, AS THE SAME APPEARS ACCORDING TO THE PLAT OF SAID ADDITION, WHICH IS RECORDED IN CABINET "A", SLIDE 113, PLAT RECORDS, SCURRY COUNTY, TEXAS.



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