

NATIONSTAR MORTGAGE LLC (CXE)
ABELL, EARL
2609 32ND ST, SNYDER, TX 79549

FHA 494-4317975703
Firm File Number: 22-039036

Appleton Scurry Co Clerk
DEC 8 2022 9:37

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 12, 2015, EARL ABELL AND KELLY ABELL, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MICHAEL BURNS ATTORNEY AT LAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PACIFIC UNION FINANCIAL, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of SCURRY COUNTY, TX and is recorded under Clerk's File/Instrument Number 2015-20153654 Volume 868, Page 192, 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, February 7, 2023 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 at the County Courthouse in SCURRY 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 Scurry, State of Texas:

BEING A 0.6813 ACRE TRACT OF LAND SITUATED IN SECTION 181, BLOCK 3, H&GN RR CO SURVEY, ABSTRACT NO. 73, SCURRY COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED TRACT DESCRIBED AS TRACT 1, ALL OF THAT CERTAIN CALLED TRACT DESCRIBED AS TRACT 2, AND ALL OF THAT CERTAIN CALLED TRACT DESCRIBED AS 60 FEET BY 117 FEET, IN A DEED FROM O.S. CLARK TO CARTHAL L. ROBINSON ET UX, DATED MAY 20, 1969, RECORDED IN VOLUME 266, PAGE 789, DEED RECORDS, SCURRY COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A POINT IN THE WEST BOUNDARY LINE OF THE ABOVE MENTIONED TRACT 1 AND THE SOUTH BOUNDARY LINE OF AN ALLEY DEDICATION AS DESCRIBED IN VOLUME 170, PAGE 441, FROM WHICH A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING"), AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED TRACT 1 AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED TRACT TO E.D. WALTON AS DESCRIBED IN VOLUME 291, PAGE 723, BEARS NORTH 01°42'47" EAST, A DISTANCE OF 10.00 FEET, FROM WHICH THE SOUTHWEST CORNER OF BLOCK 1 OF THE COLONIAL HILLS ADDITION TO THE CITY OF SNYDER BEARS NORTH 88°12'44" WEST, A DISTANCE OF 150.00 FEET, AND NORTH 01°42'47" EAST, A DISTANCE OF 60.00 FEET, AND FROM WHICH A 1/2" IRON ROD (FOUND) BEARS NORTH 88°02'44" WEST, A DISTANCE OF 0.59 FEET NEXT TO A POWER POLE;

THENCE: SOUTH 88°03'23" EAST, FOR A DISTANCE OF 150.00 FEET, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE MENTIONED ALLEY DEDICATION, TO AN "X" IN CONCRETE (SET) IN THE EAST BOUNDARY LINE OF SAID TRACT 1, FROM WHICH A 1/2" IRON ROD (FOUND BENT) AT THE NORTHEAST CORNER OF SAID TRACT 1, AND BEING IN THE SOUTH BOUNDARY LINE OF THAT CERTAIN CALLED TRACT TO RENAL B. ROSSON AS DESCRIBED IN VOLUME 134, PAGE 427, BEARS NORTH 01°42'47" EAST, A DISTANCE OF 10.00 FEET;

THENCE: SOUTH 88°03'23" EAST, FOR A DISTANCE OF 60.00 FEET, TO A 1/4" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING") AT THE NORTHWEST CORNER OF THAT CERTAIN CALLED TRACT TO JOE ROLLINS AS DESCRIBED IN VOLUME 269, PAGE 29;

THENCE: SOUTH 01°59'27" WEST, FOR A DISTANCE OF 118.96 FEET, WITH THE WEST BOUNDARY LINE OF THE ABOVE MENTIONED TRACT TO JOE ROLLINS, TO A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING") AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT TO JOE ROLLINS ET UX, AS DESCRIBED IN VOLUME 569, PAGE 24, BEING ON THE NORTH SIDE OF 32ND STREET, FROM WHICH A 1/2" IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF SAID TRACT TO JOE ROLLINS AS DESCRIBED IN VOLUME 269, PAGE 29, BEARS SOUTH 88°04'37" EAST, A DISTANCE OF 151.64 FEET; THENCE: NORTH 88°04'37" WEST, FOR A DISTANCE OF 43.31 FEET, WITH THE NORTH SIDE OF 32ND STREET, TO A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING") AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: WITH SAID CURVE AN ARC DISTANCE OF 161.34 FEET, HAVING A RADIUS OF 181.12 FEET, A CHORD BEARING SOUTH 62°59'20" WEST, AND A CHORD DISTANCE OF 156.05 FEET, TO A 1/2" IRON ROD (SET WITH CAP MARKED "PATRIOT SURVEYING") AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED TRACT 2, BEING ON THE NORTH SIDE OF 32ND STREET, FROM WHICH A 1/2" IRON ROD

(FOUND) BEARS SOUTH 73°51'51" WEST, A DISTANCE OF 14.78 FEET, AND FROM WHICH A 1/2" IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THAT CERTAIN CALLED TRACT TO HAUNNA BIRDWELL GLASS AS DESCRIBED IN VOLUME 625, PAGE 193, BEARS SOUTH 54°50'23" WEST, A DISTANCE OF 36.62 FEET;
THENCE: NORTH 26°29'13" WEST FOR A DISTANCE OF 62.00 FEET, TO AN "X" IN CONCRETE (SET) AT THE NORTHEAST CORNER OF THE ABOVE MENTIONED GLASS TRACT, AND THE SOUTHEAST CORNER OF THE ABOVE MENTIONED WALTON TRACT, FROM WHICH A 1/2" IRON ROD (FOUND) AT THE SOUTHEAST CORNER OF THE SAID GLASS TRACT BEARS SOUTH 01°42'47" WEST, A DISTANCE OF 76.62 FEET;
THENCE: NORTH 01°42'47" EAST, FOR A DISTANCE OF 140.00 FEET, WITH THE EAST BOUNDARY LINE OF SAID WALTON TRACT, BACK TO THE PLACE OF BEGINNING AND CONTAINING 0.6813 ACRES OF LAND.
SUBJECT TO ANY AND ALL VALID AND SUBSISTING COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY PROPERLY FOUND OF RECORD.


Property Address: 2609 32ND ST
SNYDER, TX 79549
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPELL, 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
Marsha Monroe, Terry Browder, or Laura Browder
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day November 30, 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

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.