

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
GEAR, GARY  
208 AVENUE X, LEVELLAND, TX 79336

FHA 494-4137071-703

Firm File Number: 19-033634

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 31, 2014, GARY ROBERT GEAR, AND UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to SCOTT EVERETT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, A TEXAS CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of HOCKLEY COUNTY, TX and is recorded under Clerk's File/Instrument Number 00001332 Volume 991, Page 402, 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 3, 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 Hockley 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 Hockley, State of Texas:

SEE EXHIBIT A

Property Address:	208 AVENUE X LEVELLAND, TX 79336
Mortgage Servicer:	NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee:	NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER SUCCESSOR BY MERGER TO PACIFIC UNION FINANCIAL, LLC 8950 CYPRESS WATERS BLVD COPELL, 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.

  
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SUBSTITUTE TRUSTEE  
Ronald Byrd, Christa Bass  
c/o Shapiro Schwartz, 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.**

00001332 BK

891 478

1701 774 P#

DOOF MBK

A 3.0 acre tract out of Labor Ten (10), League Seventy-two (72), Val Verde County School Land, Hockley County, Texas, more particularly described by metes and bounds as follows: ✓

BEGINNING at a ½" IR set for the SW corner of this tract from whence a RR spike found for the SW corner of Labor 10, bears S 0° 34' 17" W, a distance of 806.5 feet and N 89° 14' 43" W, a distance of 512.5 feet;  
 THENCE N 0° 34' 17" E, a distance of 626.2 feet to a ½" IR set for the NW corner of this tract;  
 THENCE S 89° 14' 43" E, a distance of 208.7 feet to a ½" IR set for the NE corner of this tract;  
 THENCE S 0° 34' 17" W, a distance of 626.2 feet to a ½" IR set for the SE corner of this tract;  
 THENCE N 89° 14' 43" W, a distance of 208.7 feet to the Place of Beginning.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Apr 01, 2014 at 02:30P

Document Number: 00001332

Amount 48.00

Irena Gugula  
Hockley County Clerk  
By  
Mary Frescaz, Deputy  
Hockley County



ANY PROVISION HEREIN WHICH RESTRICTS  
THE SALE, RENTAL OR USE OF THE  
DESCRIBED REAL PROPERTY BECAUSE OF  
COLOR OR RACE IS INVALID AND UNENFORCEABLE  
UNDER FEDERAL LAW.