

April 2, 2019

002116

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
HARTZELL JR, RUSSELL
503 NORTH 9TH STREET, BALLINGER, TX 76821

VA 494961206148

Firm File Number: 18-029452

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 1, 2013, RUSSELL L HARTZELL JR. AND WENDYE R HARTZELL, as Grantor(s), executed a Deed of Trust conveying to KAREN MAWYER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of **RUNNELS COUNTY**, TX and is recorded under Clerk's File/Instrument Number 1580 Volume 382, Page 196, 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, April 2, 2019** 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, I will sell said Real Estate in the area designated by the Commissioners Court, of **Runnels** 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 Runnels, State of Texas:

FIRST TRACT ALL OF LOT NO. FIVE (5) IN BLOCK NO. TWO (2) OF THE BOWDEN ADDITION TO THE CITY OF BALLINGER, RUNNELS COUNTY, TEXAS, AS SAME APPEARS ON THE RECORDED MAP OF THE PLAN OF SAID ADDITION, TO WHICH MAP AND THE RECORD THEREOF REFERENCE IS HERE MADE.

SECOND TRACT. 70 FEET, MORE OR LESS, BY 150 FEET, MORE OR LESS, BY 20 FEET, MORE OR LESS, BY 143 FEET MORE OR LESS, OF BLOCK OR LOT A OF THE BAKER ADDITION TO THE CITY OF BALLINGER, RUNNELS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE PART OF FOR ALL PURPOSES. AND BEING THE SAME PROPERTY DESCRIBED IN THAT CERTAIN DEED FROM ELMER PETERSON, ET UX TO AARON C. FRITZE, ET UX, DATED MAY 15, 2008 AND RECORDED IN VOLUME 300, PAGE 628, OFFICIAL PUBLIC RECORD, RUNNELS COUNTY, TEXAS. PLEASE SEE EXHIBIT A

Property Address: 503 NORTH 9TH STREET
BALLINGER, TX 76821
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: USAA FEDERAL SAVINGS BANK
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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
Jonathan Schendel, Ramiro Cuevas, Frederick Britton,
Doug Woodard, Kristie Alvarez, Terry Browder, Marsha
Monroe, or Laura Browder
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.

POSTED February 11, 2019
At 9:58 o'clock A M
Julia Miller
County Clerk, Runnels County, Texas
By Nancy Evans Deputy

FIELD NOTES

Second Tract

July 30, 2013
08-A-0820

Being 70 feet, more or less, by 150 feet more or less, by 143 feet more or less, of Block or Lot A of the Baker Addition to the City of Ballinger, Runnels County, Texas as said Block or Lot appears on the recorded map of the plan of said addition, to which map and the record thereof reference is here made, and being a tract 70 feet, more or less, along Ninth Street and which tract is more particularly described by metes and bounds as follows;

Beginning at a 5/8" spike found in the south or southwesterly line of Ninth Street, 70.00 feet N. 39° 30' 00" W. from the northwesterly corner of Lot No. 1 and the northeasterly corner of the tract described in the deed executed by Sallie Odom to H. G. Stokes, now of record in Volume 181, Page 124, Deed Records of Runnels County, Texas;

Thence with the southeast line of this tract and the northwesterly line of said Stokes tract, S. 50° 30' 00" W. 143.19 feet to a 1/2" iron rod found for the southerly corner of this tract in the north line of an alley;

Thence with the northerly line of said alley, N. 39° 30' 00" W. 16.53 feet to a westerly corner of this tract in the southeast line of Lot 2, Block 5, Bowden Addition, City of Ballinger, Runnels County, Texas;

Thence with the northwest line of this tract and southeast line of said Lot 2, N. 30° 00' 00" E. 152.85 feet to a 1/2" iron rod with cap set for the north corner of this tract and east corner of said Lot 2;

Thence with the northeast line of this tract and the south or southwesterly line of said Ninth Street, S. 39° 30' 00" E. 70.00 feet to the place of beginning.

See Attached Plat of Survey.

Russell T. Gully
Registered Professional Land Surveyor No. 5636



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