

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
PERRY, GLORIA
105 J B MCDUFF, CROCKET, TX 75835

CONVENTIONAL
Firm File Number: 22-037793

HOUSTON COUNTY CLERK
FILED
2022 MAY 19 PM 4:01

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 15, 2002, GLORIA PERRY, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to DON W. LEDBETTER, as Trustee, the Real Estate hereinafter described, to SEBRING CAPITAL CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of HOUSTON COUNTY, TX and is recorded under Clerk's File/Instrument Number 200000000830, 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, July 5, 2022** 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 **Houston** 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 Houston, State of Texas:

LOT NO. ONE HUNDRED AND THIRTY (130) OF PARK TERRACE UNIT FOUR (4), SECTION ONE (1), A SUBDIVISION OUT OF AND A PART OF IHE HENRY MASTERS LEAGUE, A-53 IN HOUSTON COUNTY, TEXAS, ACCORDING TO PLAT OF SAID SUBDIVISION OF RECORD IN VOL. 1, PAGE 246 OF THE PLAT RECORDS OF HOUSTON COUNTY, TEXAS

Property Address: 105 J B MCDUFF
CROCKET, TX 75835
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NEW RESIDENTIAL MORTGAGE LOAN TRUST 2018-1
8950 CYPRESS WATERS BLVD
COPPELL, 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.

Sharon Pierre 5-19-2022
SUBSTITUTE TRUSTEE
Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Ronnie Hubbard or Allan Johnston
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 960
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.