

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
ANDERSON, RICHARD AND CYNTHIA  
634 W 4TH STREET, GROVETON, TX 75845

FHA 512-3167821-703  
Firm File Number: 19-032634

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 7, 2018, RICHARD ANTHONY ANDERSON AND CYNTHIA RENE ANDERSON, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to RUTH W. GARNER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NETWORK FUNDING, L.P. in payment of a debt therein described. The Deed of Trust was filed in the real property records of TRINITY COUNTY, TX and is recorded under Volume 1008, Page 205, 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, August 2, 2022** 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, the Substitute Trustee will sell said Real Estate at the County Courthouse in TRINITY 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 Trinity, State of Texas:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING .41 ACRE OF LAND, A PART OF THE M. G. CASTRO LEAGUE, ABSTRACT NO. 9, LOCATED IN THE CITY OF GROVETON, TRINITY COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN 2.74 ACRES CONVEYED TO DENIAL HOLLIS, ET UX, BY CHARLES H. WITT BY DEED DATED JUNE 5, 1968, RECORDED IN VOL. 187, PAGE 377 OF THE DEED RECORDS OF TRINITY COUNTY, TEXAS. REFERENCE TO WHICH DEED AND ITS RECORD IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION OF SUCH 2.74 ACRE TRACT, AND THE LANDS CONVEYED HEREBY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF A 0.55 ACRE TRACT HERETOFORE CONVEYED BY DANIEL HOLLIS, ET UX, TO PETE L. MCWILLIAMS, ET UX, A GALVANIZED PIPE FOR CORNER FROM WHENCE BEARS THE NORTHEAST CORNER OF SAID 2.74 ACRE TRACT NORTH 30 EAST 266.6 FT;

THENCE SOUTH 30° WEST WITH THE EAST BOUNDARY LINE OF THE SAID 2.74 ACRE TRACT 200 FT. TO THE SOUTHWEST CORNER OF LOT 6 OF WESTERN GARDENS SUBDIVISION, A GALVANIZED PIPE FOR CORNER IN THE NB LINE OF A FIFTY FOOT STREET;

THENCE NORTH 60° WEST WITH THE NORTH BOUNDARY LINE OF SAID STREET 90.2 FEET TO THE S.E. CORNER OF LOT NO. 3, A GALVANIZED PIPE FOR CORNER;

THENCE NORTH 30° EAST WITH THE EAST BOUNDARY LINE OF LOT NO. 3, 200 FT. THE S. W. CORNER OF THE ABOVE REFERRED TO 0.55 ACRE TRACT OF LAND, A GALVANIZED PIPE FOR CORNER;

THENCE SOUTH 60° EAST WITH THE SOUTH BOUNDARY LINE OF THE 0.55 ACRE TRACT 90.2 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.41 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH AN EASEMENT OVER AND ACROSS THAT CERTAIN .20 ACRE OF LAND, AND BEING A STREET 50 FEET IN WIDTH, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SE CORNER OF THE ABOVE DESCRIBED .41 ACRE TRACT;

THENCE NORTH 60° WEST WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED .41 ACRE TRACT OF LAND AND ANOTHER .41 ACRE OF LAND, KNOWN AS LOT 3 OF THIS SUBDIVISION, A DISTANCE OF 180.4 FEET TO THE SW CORNER OF THE ABOVE REFERRED TO LOT 3, A GALVANIZED PIPE FOR CORNER;

THENCE SOUTH 30° WEST 50 FEET TO A GALVANIZED PIPE FOR CORNER AT THE N. W. CORNER OF A .31 ACRE TRACT OF LAND, KNOWN AS LOT 5 OF THIS SUBDIVISION;

THENCE SOUTH 60° EAST WITH THE NB LINE OF THE ABOVE REFERRED TO .31 ACRE TRACT, KNOWN

AS LOT 5, AND ANOTHER .31 ACRE TRACT, KNOWN AS LOT 6 OF THIS SUBDIVISION 180.4 FEET TO A GALVANIZED PIPE FOR CORNER AT THE NE CORNER OF THE ABOVE REFERRED TO .31 ACRE TRACT, KNOWN AS LOT 6, SAME BEING THE N. W. CORNER OF LOT NO. 5 OF WESTERN GARDENS SUBDIVISION;

THENCE NORTH 30° EAST 50 FEET TO THE PLACE OF BEGINNING, CONTAINING .20 ACRE OF LAND, AND BEING A STREET 50 FEET WIDE BY 180.4 FEET LONG.

Property Address: 634 W 4TH STREET  
GROVETON, TX 75845  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
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.

**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**

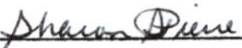
**SUBSTITUTE TRUSTEE**

Karen Lilley, Rebecca Hammond, Robert LaMont, Harriett Fletcher, Sheryl LaMont, David Sims, Allan Johnston or Sharon St. Pierre,  
4600 Fuller Ave., Suite 400  
Irving, TX 75038

WITNESS MY HAND this day May 24, 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 d/b/a Mr. Cooper

**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 by:   
5/24/2022 Sharon St. Pierre  
Substitute Trustee

FILED  
at 4:27 o'clock P M  
MAY 26 2022  
SHARON ST. PIERRE  
COUNTY CLERK TRINITY CO., TEXAS  
BY: 