

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
MOSLEY, CARLA E. AND JAMES W.  
1709 ALABAMA STREET, BIG SPRING, TX 79720

VA 494961280136  
Firm File Number: 19-032683

Posted  
~~FILED~~

2019 DEC 16 PM 2:07

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 28, 2015, CARLA E MOSLEY AND JAMES W MOSLEY, as Grantor(s), executed a Deed of Trust conveying to TOM WOOD, 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 HOWARD COUNTY, TX and is recorded under Clerk's File/Instrument Number 2015-00008622 Volume 1494, Page 124, to which reference is herein made for all purposes.

RIGHT TO LEAKOFF  
COUNTY CLERK HOWARD COUN  
BY DEPUTY Nancy Porter

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, January 7, 2020** 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 in the area designated by the Commissioners Court, of **Howard** 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.

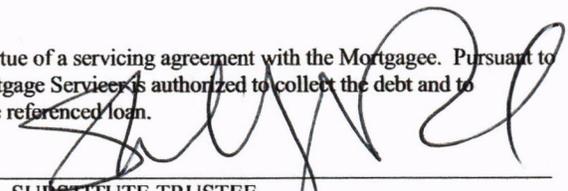
Said Real Estate is described as follows: In the County of Howard, State of Texas:

SURFACE ESTATE ONLY:

BEING LOT TWENTY ONE (21), BLOCK TWENTY SIX (26), MONTICELLO ADDITION NO. 7, AN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN ENVELOPE 70/B, PLAT RECORDS OF HOWARD COUNTY, TEXAS.

Property Address: 1709 ALABAMA STREET  
BIG SPRING, TX 79720  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: USAA FEDERAL SAVINGS BANK  
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.



SUBSTITUTE TRUSTEE  
Shelley Nail, Kristina McCrary, Donna Trout, Cassie Martin, Charles Green, Kristie Alvarez, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Shawn Schiller  
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.**