

NATIONSTAR MORTGAGE LLC (CXE)
ERWIN, ROBERT
300 LONE TREE RD, JACKSBORO, TX 76458

FHA 513-1643230-703
Firm File Number: 22-039245

_____ O'CLOCK _____ M

JAN 19 2023

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 17, 2019, ROBERT ERWIN AND CHELSEA ERWIN, HUSBAND AND WIFE, Grantor(s), executed a Deed of Trust conveying to ROBERTSON ANSCHUTZ VETTERS L.L.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR UNITED WHOLESALE MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of JACK COUNTY, TX and is recorded under Volume 1073, Page 123, Instrument No. 2020000131 to which reference is herein made for all purposes.

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS
By _____ DEPUTY

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, March 7, 2023** 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 at the County Courthouse in **JACK 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 Jack, State of Texas:

TRACT OF LAND CONTAINING 8.00 ACRES, MORE OR LESS, IN THE THOMAS ROBBINS SURVEY, ABSTRACT NO. 489, BEING THE SAME TRACT CONVEYED TO YVONNE AND CAROL DAVIS RECORDED IN VOLUME 374, PAGE 484, DEED RECORDS OF JACK COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE FOUND IN LONE TREE ROAD (GRAVEL COUNTY ROAD) BEING THE SOUTHWEST CORNER OF THE SAID DAVIS TRACT, THE SOUTHEAST CORNER OF THE KELLY AND KATE MOWER TRACT RECORDED IN VOLUME 799, PAGE 435, OFFICIAL PUBLIC RECORDS OF JACK COUNTY AND THE NORTHWEST CORNER OF THE J. D. AND VICKI NICHOLS TRACT RECORDED IN VOLUME 424, PAGE 54, DEED RECORDS OF JACK COUNTY, FROM WHICH A 4 INCH STEEL PIPE FENCE CORNER BEARS NORTH 44° 34' 35" WEST A DISTANCE OF 30.75 FEET;

THENCE NORTH 43° 31' 02" WEST FOR A DISTANCE OF 488.29 FEET TO A 2 INCH CAP ON A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST BASE OF A CEDAR FENCE CORNER, BEING THE MOST WESTERN NORTHWEST CORNER OF THE SAID DAVIS TRACT, THE NORTHEAST CORNER OF THE SAID MOWER TRACT AND ON THE SOUTH LINE OF THE TODD BALDI TRACT RECORDED IN VOLUME 1059, PAGE 517, OFFICIAL PUBLIC RECORDS OF JACK COUNTY;

THENCE NORTH 61° 24' 43" EAST FOR A DISTANCE OF 666.84 FEET TO A 2 INCH CAP ON A 5/8 INCH IRON ROD SET, BEING THE MOST NORTHERN NORTHWEST CORNER OF THE SAID DAVIS TRACT AND THE SOUTHWEST CORNER OF THE DANNY AND PAMELA ROCKEY TRACT RECORDED IN VOLUME 697, PAGE 162, OFFICIAL PUBLIC RECORDS OF JACK COUNTY;

THENCE SOUTH 78° 14' 49" EAST FOR A DISTANCE OF 276.51 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTH BASE OF A CROSSTIE FENCE CORNER, BEING THE NORTHEAST CORNER OF THE SAID DAVIS TRACT AND ON THE SOUTH LINE OF THE SAID ROCKEY TRACT;

THENCE SOUTH 10° 03' 41" WEST FOR A DISTANCE OF 460.00 FEET TO AN UNMARKED CORNER THAT FELL IN A MESQUITE TREE STUMP, BEING THE SOUTHEAST CORNER OF THE SAID DAVIS TRACT, THE NORTHEAST CORNER OF THE SAID NICHOLS TRACT AND ON THE WEST LINE OF THE DAVID AND GINGER SPILLER TRACT RECORDED IN VOLUME 654, PAGE 90, OFFICIAL PUBLIC RECORDS OF JACK COUNTY, FROM WHICH A 3 INCH STEEL PIPE FENCE CORNER BEARS NORTH 04° 47' 16" EAST A DISTANCE OF 9.94 FEET;

THENCE SOUTH 69° 33' 04" WEST FOR A DISTANCE OF 469.23 FEET TO THE PLACE OF BEGINNING.

Property Address: 300 LONE TREE RD
JACKSBORO, TX 76458
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: UNITED WHOLESALE MORTGAGE, LLC.
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

Guy Wiggs, Brenda Wiggs, Donna Stockman, David Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day January 11, 2023.

By: 

William Jennings
Texas Bar# 24127205
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
wjennings@logs.com
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for UNITED WHOLESALE MORTGAGE,
LLC.

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.