NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER (CXE)
BURGIN, ROSE
382 BEALL MOUNTAIN ROAD, LONGVIEW, TX 75604

FHA 511-1196425703

Firm File Number: 21-037040

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 29, 2014, ROSE MARIE BURGIN, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to VAN SHAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHWEST FUNDING, LP in payment of a debt therein described. The Deed of Trust was filed in the real property records of **UPSHUR** COUNTY, TX and is recorded under Clerk's File/Instrument Number 201403289, 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, October 5, 2021** 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 **Upshur** 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 Upshur, State of Texas:

ALL THAT CERTAIN 0.327 ACRE LOT, TRACT OR PARCEL OF LAND, SITUATED IN THE G.W. HOOPER SURVEY, ABSTRACT 657, UPSHUR COUNTY, TEXAS, AND BEING A PART OF A 16.528 ACRES TRACT, DESCRIBED IN VOL. 427, PAGE 372, OF THE DEED RECORDS OF UPSHUR COUNTY, TEXAS, AND ALSO BEING A PART OF A 3 ACRES TRACT OF LAND, DESCRIBED IN VOL. 421, PAGE 954, OF THE DEED RECORDS OF UPSHUR COUNTY, TEXAS, AND BEING THE NORTH 0.327 ACRE PORTION OF THAT CERTAIN TRACT ONE, BEING 0.94 ACRE TRACT, THAT WAS CONVEYED TO WILLIAM ANDREW LONG, BY SPRING HILL STATE BANK, DESCRIBED IN VOL. 774, PAGE 7, OF THE OFFICIAL PUBLIC RECORDS OF UPSHUR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NEC OF THE ABOVE MENTIONED TRACT ONE, 0.94 ACRE TRACT, WHICH NEC IS LOCATED S 01° 06' 02" E, 283.033' FEET, FROM THE NEC OF THE ABOVE MENTIONED 16.528 ACRES TRACT, SAME BEING THE NEC OF THE ABOVE MENTIONED 3 ACRES TRACT, AND IN THE APPARENT WEST BOUNDARY LINE OF A COUNTY ROAD, KNOWN AS BEALL MOUNTAIN ROAD;

THENCE S 01° 06' 02" E, 87.160' FEET, ALONG THE APPARENT WEST BOUNDARY LINE OF SAID COUNTY ROAD, AND ALONG THE EBL OF THE ABOVE MENTIONED 16.528 ACRES TRACT, AND THE EBL OF THE ABOVE MENTIONED 3 ACRES TRACT, TO THE SEC OF THIS LOT BEING DESCRIBED, FROM WHICH BEARS S 01° 06' 02" E, 162.84' FEET PASSING THE SEC OF THE ABOVE MENTIONED TRACT ONE, IN ALL 429.84' FEET, A 5/8" STEEL ROD WAS FOUND MARKING THE COMMON SEC OF THE ABOVE MENTIONED 16.528 ACRES TRACT, AND THE SEC OF THE ABOVE MENTIONED 3 ACRES TRACT;

THENCE S 89° 08' 13" W, 163.217' FEET, DEPARTING FROM THE APPARENT WBL OF SAID COUNTY ROAD, TO A 6" WOOD FENCE PULL POST, FOUND MARKING THE SWC OF THIS LOT BEING DESCRIBED, AND IN THE WBL OF THE ABOVE MENTIONED TRACT ONE, AND IN THE WBL OF THE ABOVE MENTIONED 3 ACRES TRACT, FROM WHICH BEARS S 01° 07' 11" E, 162.84' FEET PASSING THE SWC OF THE ABOVE MENTIONED TRACT ONE 0.94 ACRES, IN ALL 429.84' FEET, A 1/2" STEEL ROD FOUND MARKING THE SWC OF THE ABOVE MENTIONED 3 ACRES TRACT, AND WAS HELD FOR THE BEARINGS OF THIS SURVEY;

THENCE N 01° 07' 11" W, 87.160' FEET, ALONG A FENCE LINE, AND ALONG THE COMMON WBL OF THE ABOVE MENTIONED 3 ACRES TRACT, AND THE WBL OF THE ABOVE MENTIONED TRACT ONE 0.94 ACRE TRACT, TO THE NWC, OF THE ABOVE MENTIONED TRACT ONE 0.94 ACRE, AND IS THE NWC OF THIS LOT BEING DESCRIBED, FROM WHICH BEARS N 01° 07' 11" W, 281.94' FEET, A 1/2" STEEL ROD WAS FOUND AND HELD FOR THE BEARINGS OF THIS SURVEY;

THENCE N 89° 08' 13" E, 163.246' FEET, ALONG THE NBL OF THE ABOVE MENTIONED TRACT ONE 0.94 ACRE, TO THE POINT-OF-BEGINNING AND CONTAINING 0.327 ACRE OF LAND, A 1/2" STEEL ROD WITH RED PLASTIC CAP IS PROPOSED AT THE NWC, NEC OF THIS 0.327 ACRES TRACT OF LAND, MORE OR LESS.

Property Address:	382 BEALL MOUNTAIN ROAD LONGVIEW, TX 75604
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.

SUBSTITUTE TRUSTEE
Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Terri Worley, Lisa DeLong
c/o Law Office of Gerald M. Shapiro, LLP August 26, 2021
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.

FILED
TERRI ROSS
COUNTY CLERK
2021 AUG 26 PM 1:28
UPSHUR COUNTY, TX
BY KT
DEPUTY