

NATIONSTAR MORTGAGE LLC (CXE)
HARRISON, MICKEY
413 PENNSYLVANIA AVENUE, GRAHAM, TX 76450

VA 494961615271
Firm File Number: 23-039722

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 18, 2022, MICKEY L HARRISON, AN UNMARRIED MAN, SOLE OWNERSHIP, as Grantor(s), executed a Deed of Trust conveying to CHUCK OWENS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO, NA in payment of a debt therein described. The Deed of Trust was filed in the real property records of YOUNG COUNTY, TX and is recorded under Clerk's File/Instrument Number 22000824, 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, June 6, 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 YOUNG 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 Young, State of Texas:

BEING ALL OF LOT NO ONE (1), IN BLOCK NO ONE (1), OF THE BOAZ-WILKES ADDITION, AN ADDITION TO THE CITY OF GRAHAM, YOUNG COUNTY, TEXAS AS SHOWN BY MAP OR PLAT IN VOLUME 1, PAGE 223, PLAT RECORDS OF YOUNG COUNTY, TEXAS

Property Address: 413 PENNSYLVANIA AVENUE
GRAHAM, TX 76450
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY,
N.A.
8950 CYPRESS WATERS BLVD
COPELL, 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, Michelle Schwarz, Kathy Arrington, Janet Pinder, Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Brandy Bacon, Jamie Dworsky
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day March 26, 2023.


By: _____
H. Gray Burks IV
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Attorneys for Wintrust Mortgage, a division of Barrington
Bank & Trust Company, N.A.

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 FOR RECORD

MAR 31 2023

ANN FORD, COUNTY CLERK
YOUNG COUNTY, TEXAS