

NATIONSTAR MORTGAGE LLC (CXE)
BRUMLEY, JAMES F. AND ASHLEY
409 WEST BELT LINE ROAD, WILMER, TX 75172

VA 494961230723
Firm File Number: 17-027418

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 30, 2014, JAMES F BRUMLEY AND ASHLEY BRUMLEY, as Grantor(s), executed a Deed of Trust conveying to ANTHONY WARDEN, 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 DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 201400164231, 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

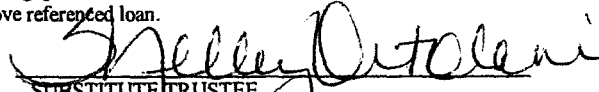
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, June 6, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant 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 Dallas, State of Texas:

SEE EXHIBIT A

Property Address: 409 WEST BELT LINE ROAD
WILMER, TX 75172
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: USAA FEDERAL SAVINGS BANK
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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
Brett Baugh, John Beazley, Kenny Shirey, Rick
Montgomery, Craig Muirhead, Aaron Parker, Clay Golden,
Robert Aguilar, Brent Graves, Wendy Lambert, Troy
Robinett, Mark Buleziuk, Terry Waters, Matt Hansen,
Frederick Britton, Shelley Ortolani, Michele Hreha, Robert
Ortolani or Mary Mancuso
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.

DALLAS COUNTY
COUNTY CLERK
JOHN H. WARREN

2017 APR 27 AM 11:03

FILED

Exhibit "A"

STATE OF TEXAS:
COUNTY OF DALLAS:

BEING a tract of land in the James Chapman Survey Abstract No. 379, Dallas County, and being the same tract conveyed to C.C. Ashley, Et Ux, in Volume 5571, Page 586, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner at the Southwest corner of said Ashley Tract in the North line of West Beltline Road;

THENCE North 15 degrees 00 minutes 00 seconds West, with the East line of a tract conveyed to Wanda Gaye Brown under County Clerk No. 20060030191, Official Public Records of Dallas County, Texas, a distance of 466.90 feet to an axle found for corner at the Northwest corner of said Ashley Tract;

THENCE South 89 degrees 58 minutes 18 seconds East, with the South line of a tract conveyed to Allan B. Curles and Glen R. Howell, Trustee, in Volume 73078, Page 126, Deed Records of Dallas County, Texas, a distance of 523.30 feet to a 1/2 inch yellow capped iron rod set for corner at the Northeast corner of said Ashley Tract;

THENCE South 00 degrees 08 minutes 31 seconds West, with the intermediate West line of said Howell, Trustee Tract, a distance of 157.78 feet to an axle found for corner at the Southeast corner of said Ashley tract in the North line of West Beltline Road;

THENCE in a Westerly direction with the North line of said West Beltline Road and a curve to the Right having a radius of 5,003.51 feet, a central angle of 02 degrees 13 minutes 46 seconds, an arc length of 194.69 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 89 degrees 56 minutes 12 seconds West, a distance of 285.06 feet to the PLACE OF BEGINNING and containing 1.852 acres of land.

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