

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
WALLGREN, JOHN  
1605 ROSE DRIVE, ALICE, TX 78332

FHA 4958208982703  
Firm File Number: 18-029624

FILED AT O'CLOCK AM

MAR 13 2018

**NOTICE OF TRUSTEE'S SALE**

JC 18011-06 Clk, Jim Wells Co., Texas  
By *[Signature]* Deputy

WHEREAS, on February 24, 2009, JOHN C WALLGREN, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to GREGORY S. GRAHAM, as Trustee, the Real Estate hereinafter described, to UNIVERSAL MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of JIM WELLS COUNTY, TX and is recorded under Clerk's File/Instrument Number 396973, 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, May 1, 2018 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, I will sell said Real Estate in the area designated by the Commissioners Court, of Jim Wells 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 Jim Wells, State of Texas:

BEING THE EAST 67' OF LOT EIGHT (8) AND THE WEST 25' OF LOT SEVEN (7), IN BLOCK ONE (1), OF SKYLINE ADDITION, AN ADDITION SITUATED IN THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 31 MAP RECORDS OF JIM WELLS COUNTY, TEXAS.

Property Address: 1605 ROSE DRIVE  
ALICE, TX 78332  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Notcholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD  
COPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Notcholder by virtue of a servicing agreement with the Notcholder. 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.

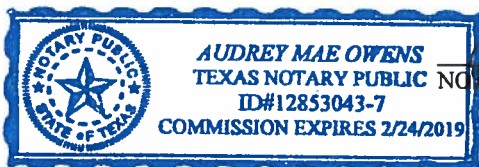
*Denise Rector*  
SUBSTITUTE TRUSTEE  
Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti,  
Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher  
Holub, Denise Rector, Jim Rector, Leslye Evans, Sandra  
Mendoza, Arnold Mendoza, W.D. Larew, Bob Frisch,  
Vicki Hammonds, Barbara Sandoval or Jamie Steen  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF TEXAS

COUNTY OF JIM WELLS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DENISE RECTOR, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 18 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of MARCH



*Audrey Mae Owens*  
AUDREY MAE OWENS  
TEXAS NOTARY PUBLIC in and for  
ID#12853043-7  
COMMISSION EXPIRES 2/24/2019

Jim WELLS COUNTY,  
My commission expires: 2019  
Type or Print Name of Notary  
Audrey MAE OWENS

**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.**