

2019.006

NEW AMERICAN FUNDING (NAF)  
DEAN, TIMOTHY P  
1018 AVE O, SUNRAY, TX 79086

FHA 494-4600329-703-203B  
Firm File Number: 19-032198

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 22, 2018, TIMOTHY P. DEAN, AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to CHRIS PEIRSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING in payment of a debt therein described. The Deed of Trust was filed in the real property records of MOORE COUNTY, TX and is recorded under Clerk's File/Instrument Number 0195704 Volume 0801, Page 0553, 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, April 2, 2019 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 Moore 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 Moore, State of Texas:

THE SOUTH NINETY FEET (90') OF LOT THIRTEEN (13), BLOCK FIVE (5) UNIT ONE (1), HILL CREST ADDITION TO THE CITY OF SUNRAY, MOORE COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 1, SLEEVE A-42, PLAT RECORDS OF MOORE COUNTY, TEXAS.

Property Address: 1018 AVE O  
SUNRAY, TX 79086

Noteholder: BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING  
11001 LAKELINE BLVD.  
NO. 325  
AUSTIN, TEXAS 78717

SUBSTITUTE TRUSTEE  
Shannon Heck, or Ronnie Heck, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua or Antonio Bazaldua  
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.**

2019.006  
Pd #13<sup>00</sup>  
Susan Bowers

COUNTY CLERK  
2019 FEB 28 A 10 46  
MOORE COUNTY, TEXAS  
BY DEPUTY