

FILED

1107 Xenia St, Plainview, TX 79072

2019 01 29 AM 9:13 19-017521

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE



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 duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 10/01/2019

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hale County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 23, 2009 and recorded in the real property records of Hale County, TX and is recorded under Clerk's Instrument No. 2009-001141 with Jeffery L. Noel (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for American State Bank mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jeffery L. Noel, securing the payment of the indebtedness in the original amount of \$125,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC d/b/a Mr. Cooper is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOTS 9 AND 10, BLOCK 6, BOSS SMELSER'S SUBDIVISION OF BLOCKS 10, 22 AND 21, BOSWELL HEIGHTS ADDITION TO PLAINVIEW, HALE COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF, RECORDED IN VOLUME 216, PAGE 121, DEED RECORDS OF HALE COUNTY, TEXAS.



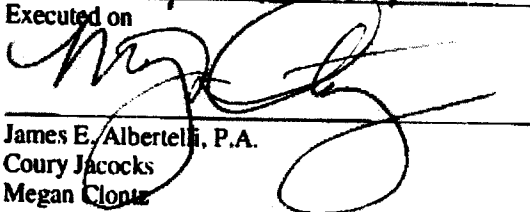
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6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC d/b/a Mr. Cooper
350 Highland Dr
Lewisville, TX 75067

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Jose A. Bazaldua, Antonio Bazaldua whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Antonio Bazaldua, Jose A. Bazaldua, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Garrett Sanders, Aarti Patel whose address is 1 Mauchly, Irvine, CA 92618. Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

6/22/2019
Executed on _____

James E. Albertelli, P.A.
Cory Jacobs
Megan Clontz
Tim Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75038

08-29-2019
Executed on _____

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Jose A. Bazaldua, Antonio Bazaldua whose address is
1320 Greenway Drive, Suite 300 Irving, TX 75038 OR
Antonio Bazaldua, Jose A. Bazaldua, Charles Green,
Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher
Holub, Dana Kamin, Garrett Sanders, Aarti Patel whose
address is 1 Mauchly, Irvine, CA 92618

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Hale County Clerk and caused to be posted at the Hale County courthouse this notice of sale.

Declarants Name: _____
Date: _____