

23-104713

OCT 10 2024

Notice of Substitute Trustee's Sale

Tammy Hedge
County and District Clerk
By: [Signature] Dep

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: July 24, 2019	Original Mortgagor/Grantor: ANGELA QUINTERO AND DEREK QUINTERO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR UNION HOME MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC
Recorded in: Volume: 360 Page: 702 Instrument No: 2019-132639	Property County: REAGAN
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	Mortgage Servicer's Address: 8950 CYPRESS WATERS BLVD, COPPELL, 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.

Secures:Note in the original principal amount of \$92,250.00, executed by ANGELA QUINTERO and payable to the order of Lender.

Property Address/Mailing Address: 311N UTAH AVE, BIG LAKE, TX 76932

Legal Description of Property to be Sold: ALL OF LOT ONE (1), BLOCK ONE HUNDRED SIXTY-TWO (162), SHAFER SUBDIVISION TO THE CITY OF BIG LAKE, REAGAN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 30, PLAT RECORDS OF REAGAN COUNTY, TEXAS.
TAX MAP NO.: 2133 AND **PROPERTY ADDRESS:** 311 N UTAH, BIG LAKE, TX 76932.

Date of Sale: November 05, 2024.	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Reagan County Courthouse, 300 N. Plaza Avenue, Big Lake, TX 76932 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC*, the owner and holder of the Note, has requested Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiwers, Charles Green, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s)



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has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Charles Green, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Charles Green, Auction.com whose address is 1 MAUCHLY IRVINE, CA 92618 OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



A handwritten signature in black ink, appearing to be 'Shelley Nail', is written over a horizontal line. The signature is stylized and cursive.

SUBSTITUTE TRUSTEE

Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Charles Green, Auction.com OR Shelley Nail, Donna Trout, Zane Nail, Zia Nail or Zoey Fernandez, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
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