

23006

FILED FOR RECORD

NATIONSTAR MORTGAGE LLC (CXE)
ALVAREZ, RICHARD
1108 COUNTY ROAD 171, COLORADO CITY, TX 79512

VA 494961376795
Firm File Number: 23-039438

JAN 26 2023

AT 8:00 O'CLOCK A.M.

CARLA KERN

County Clerk, Mitchell County, Texas

Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 9, 2018, RICHARD ALVAREZ, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to BARBARA JONES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GEORGETOWN MORTGAGE, LLC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of MITCHELL COUNTY, TX and is recorded under Clerk's File/Instrument Number 18-0571 Volume 849, Page 960, 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 4, 2023 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, the Substitute Trustee will sell said Real Estate at the County Courthouse in MITCHELL COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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 Mitchell, State of Texas:

BEING A 4.959 ACRE TRACT OF LAND, A PART OF TRACT 2-A OF THE BAUMANN SUBDIVISION OF A 159.55 ACRE TRACT OF LAND IN THE SW/4 OF SECTION 51, BLOCK 26, T&P R.R. CO. SURVEY, MITCHELL COUNTY, TEXAS, SAID 4.959 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690" SET AT THE INTERSECTION OF THE EAST R.O.W. LINE OF STATE HIGHWAY 208 WITH THE NORTH LINE OF COUNTY ROAD 171 FOR THE SW CORNER OF SAID TRACT 2-A OF SAID SUBDIVISION AND THE SW CORNER OF THIS TRACT, FROM WHICH A 3/4" PIPE FOUND AT THE SW CORNER OF TRACT 7 OF SAID SUBDIVISION BEARS S. 12° 49' 42" W. 1728.64 FEET, FROM WHICH THE SW CORNER OF SECTION 51 BEARS S. 76° 44' 07" W. 36.00 FEET;

THENCE N. 12° 29' 50" W. WITH THE EAST R.O.W. LINE OF STATE HIGHWAY 208 AND WITH THE WEST LINE OF SAID TRACT 2-A, FOR 224.35 FEET TO A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690" SET FOR THE MOST WESTERLY NW CORNER OF THIS TRACT, FROM WHICH A 5/8" REINF. ROD WITH CAP MARKED "RPIS 1198" FOUND AT THE NW CORNER OF SAID TRACT 2-A BEARS N. 12° 49' 50" W. 241.15 FEET;

THENCE N. 76° 35' 43" E. AND AT 31.1 FEET PASS A 2-1/2" OD PIPE FENCE CORNER POST, IN ALL WITH FENCE 318.00 FEET TO A 2-1/2" OD PIPE FENCE CORNER POST, FOR AN ELL CORNER OF THIS TRACT;

THENCE N. 14° 20' 23" W., WITH FENCE FOR 238.04 FEET TO A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690" SET 4.0 SET 4.0 FEET NORTH OF FENCE EAST AND 1.4 FEET SOUTH OF A FENCE WEST IN THE NORTH LINE OF SAID TRACT 2-A, FOR THE MOST NORTHERLY NW CORNER OF THIS TRACT, FROM WHICH A 5/8" REINF. ROD WITH CAP MARKED "RPLS 1198" FOUND AT THE NW CORNER OF SAID TRACT 2-A BEARS S. 77° 10' 13" W. 311.71 FEET;

THENCE N. 77° 10' 13" E., WITH THE NORTH LINE OF SAID TRACT 2-A, FOR 314.39 FEET TO A 1/2" REINF. ROD WITH CAP MARKED "RPLS 3690" SET 0.1 FEET NORTH AND 0.5 FEET EAST OF A 2-1/2" OD PIPE FENCE CORNER POST FOR THE NE CORNER OF SAID TRACT 2-A AND THE NE CORNER OF THIS TRACT;

THENCE S. 12° 49' 50" E., WITH THE EAST LINE OF SAID TRACT 2-A, FOR 465.50 FEET TO A 1/2" REINF. ROD. WITH CAP MARKED "RPLS 3690" SET AT THE SE CORNER OF SAID TRACT 2-A AND ON THE NORTH LINE OF COUNTY ROAD 171, FOR THE SE CORNER OF THIS TRACT;

THENCE S. 77° 10' 13" W., WITH THE SOUTH LINE OF SAID TRACT 2-A AND WITH THE NORTH LINE OF COUNTY ROAD 171, FOR 626.10 FEET TO THE PLACE OF BEGINNING.

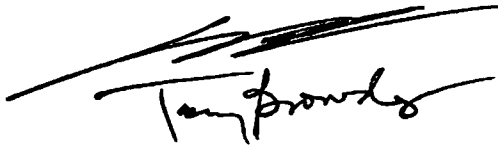
Property Address: 1108 COUNTY ROAD 171
COLORADO CITY, TX 79512
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPELL, TX 75019

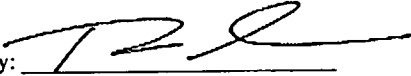
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE
Marsha Monroe, Terry Browder, Laura Browder, Jamie Osborne
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day January 24, 2023.



By: 
William Jennings
Texas Bar# 24127205
H. Gray Burks IV
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Ronny George
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Attorneys for Nationstar Mortgage LLC

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.