

AUG 24 2023  
AT 9:30 O'CLOCK A.M.  
CARLA KERN  
County Clerk, Mitchell County, Texas  
By [Signature] Deputy

23046

920 RUSK ST  
COLORADO CITY, TX 79512

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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: October 03, 2023  
 Time: The sale will begin at 10:00 AM or not later than three hours after that time.  
 Place: 1ST FLOOR LOBBY AT EAST DOORS, MITCHELL COUNTY COURTHOUSE (IF COURTHOUSE IS CLOSED, SALE ON FRONT STEPS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.
- 2. **Terms of Sale.** Cash.
- 3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 28, 2018 and recorded in Document VOLUME 849, PAGE 458; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201383 real property records of MITCHELL County, Texas, with NICOLE NAYLOR AND JAMES D RIVERA, WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.
- 4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NICOLE NAYLOR AND JAMES D RIVERA, WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$90,333.00, 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 is the current mortgagee of the note and Deed of Trust or Contract Lien.
- 5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.
- 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 § 51.0025, 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 D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



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**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARSHA MONROE, TERRY BROWDER, LAURA BROWDER OR JAMIE OSBORNE whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo



**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the MITCHELL County Clerk and caused to be posted at the MITCHELL County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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MITCHELL



BEING THE NORTH FORTY FEET (N 40') OF LOT EIGHT (8) AND THE SOUTH TWENTY FEET (S 20') OF LOT SEVEN (7), IN BLOCK TWO (2) OF THE REPLAT OF PARK PLACE ADDITION TO THE TOWN OF COLORADO CITY, MITCHELL COUNTY, TEXAS, AS SHOWN UPON THE MAP OR RECORD IN VOL. 1, PAGE 55, OF THE PLAT RECORDS OF MITCHELL COUNTY, TEXAS.