

**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	04/04/2023
Time	Between 10 00 AM – 1 00 PM and beginning not earlier than 10 00 AM and ending not later than three hours thereafter
Place	The area designated by the Commissioners Court of Howard 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 November 8 2017 and recorded in the real property records of Howard County TX and is recorded under Clerk s Book 1668 Page 36 Instrument Number 2017-00011884 with Mark Bradey and Jolene E. Elders Bradey (grantor(s)) and Mortgage Electronic Registration Systems Inc as nominee for USAA Federal Savings Bank mortgagee to which reference is herein made for all purposes

**4 Obligations Secured.** Deed of Trust or Contract Lien executed by Mark Bradey and Jolene E. Elders Bradey securing the payment of the indebtedness in the original amount of \$272 000 00 and obligations therein described including but not limited to the promissory note and all modifications, renewals, and extensions of the promissory note Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien

**5 Property to be Sold.** LOT THREE (3) BLOCK TWO (2), MOUNTAIN PARK ADDITION TO THE CITY OF BIG SPRING HOWARD COUNTY TEXAS, REFERENCE IS HERE MADE TO A DEED FROM ROSCOE B G COWPER, ET US TO H G KEATON RECORDED IN VOL 131 PAGE 267 FOR ALL PURPOSES AND FOR RECORD OF RESTRICTIONS RELATING TO THE SUBJECT PROPERTY

POSTED

FILED at 3 12 P M O'clock 03/09/23  
 BRENT ZITTERKOPE, County Clerk, Howard County, Texas  
 By [Signature] Deputy



**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 d/b/a Mr Cooper as Mortgage Servicer is representing the current Mortgagee whose address is

Lakeview Loan Servicing, LLC  
8950 Cypress Waters Blvd  
Coppell TX 75019

**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 Phillip Traynor Esq OR Shelley Nail, Donna Trout, Zane Nail whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR COVIUS HOLDINGS 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.**

3/7/2023  
Executed on \_\_\_\_\_  
Gabrielle Davis  
James E Albertelli P A  
Philip Traynor, Esq  
Gabrielle A Davis  
2201 W Royal Ln Suite 200  
Irving, TX 75063

3/9/23  
Executed on \_\_\_\_\_  
Shelley Nail  
SUBSTITUTE TRUSTEE  
Agency Sales & Posting  
Shelley Nail Donna Trout, Zane Nail  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is Shelley Nail and my address is 1320 Greenway Drive Suite 300 Irving TX 75038 I declare under penalty of perjury that on 3-9-23 I filed at the office of the Howard County Clerk and caused to be posted at the Howard County courthouse this notice of sale

Shelley Nail  
Declarants Name \_\_\_\_\_  
Date 3-9-23