

POSTED

BY CR DATE July 14, 2022
8:45 am

SELECT PORTFOLIO SERVICING, INC. (SPS)
MARTINEZ, ESTATE OF RENE
506 WALNUT STREET, SWEETWATER, TX 79556

CONVENTIONAL
Firm File Number: 19-032288

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 25, 2007, RENE MARTINEZ, as Grantor(s), executed a Deed of Trust conveying to RONALD D BUTLER II, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FINANCIAL BANK, N.A. ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of NOLAN COUNTY, TX and is recorded under Clerk's File/Instrument Number 00040235 Volume 869, Page 1, 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, September 6, 2022 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in NOLAN 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 Nolan, State of Texas:

PART OF LOTS 2 AND 3, BLOCK 102 OF THE ORIGINAL TOWN (NOLAN COUNTY PLAT RECORDS SLIDE 2018) OF SWEETWATER, NOLAN COUNTY, TEXAS. DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 IN THE EAST RIGHT OF WAY OF WALNUT STREET THAT IS S 28 DEGREES 16'30" W - 15.96' FROM A FOUND X IN CONCRETE FOR THE S.W. CORNER OF SAID LOT 2 AND THE N.W. CORNER OF SAID LOT 3

THENCE: N 28 DEGREES 16'30" W - 75.80' ALONG SAID EAST RIGHT OF WAY TO A FOUND 1/2" IRON PIN
THENCE: N 61 DEGREES 44'18" E - 140.00' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426
THENCE: S 28 DEGREES 15'42" E - 60.00' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426
THENCE: N 61 DEGREES 44'11" E - 10.00' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 FOR THE S.E. CORNER OF SAID LOT 2 AND THE N.E. CORNER OF SAID LOT 3
THENCE: S 28 DEGREES 13'47" E - 16.00' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426
THENCE: S 61 DEGREES 48'49" W - 149.97' TO THE POINT OF BEGINNING

Property Address: 506 WALNUT STREET
SWEETWATER, TX 79556
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: SELECT PORTFOLIO SERVICING, INC
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

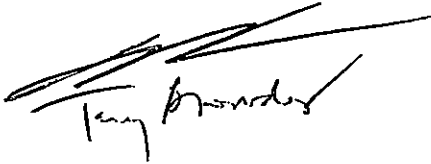
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green,
Auction.com
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day July 7, 2022.



By: 
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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.

RECEIVED
JUL 14 2022
Nolan County Clerk