

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/22/2022	Grantor(s)/Mortgagor(s): MARC ANGANIO CRUZ JR, A SINGLE PERSON
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR DOMAIN MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Nationstar Mortgage LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 202200002631	Property County: KARNES
Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019
Date of Sale: 3/4/2025	Earliest Time Sale Will Begin: 11:00AM
Place of Sale of Property: At the front door of the Karnes County Annex, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: 0.24 ACRE OF LAND IN THE CITY OF KENEDY OUT OF THE CARLOS MARTINEZ 15 LEAGUE GRANT, ABSTRACT NO. 6, KARNES COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO JOSEPH H. GROSSO IN THE DEED OF RECORD IN DOCUMENT 20200000578 OF THE OFFICIAL RECORDS OF KARNES COUNTY, TEXAS AND FURTHER BEING ALL OF LOT 10 AND A PART OR PORTION OF LOT 11, BLOCK 29 CITY OF KENEDY AS SHOWN ON THE PLAT OF RECORD IN CABINET A, PAGE 149 OF THE PLAT RECORDS OF KARNES COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Bob Frisch, Vicki Rodriguez, Janice Stoner, Jodi Steen, Jo Woolsey, Jennyfer Sakiewicz, Garron Dean, Deanna Ray, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 1/22/2025 _____



Dated: 1-23-2025 _____

Bob Frisch

Printed Name: _____

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Nationstar Mortgage LLC

Substitute Trustee
c/o ServiceInk Auction
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED

At 10:05 o'clock A M

JAN 23 2025

CAROL SWIZE, COUNTY CLERK
KARNES COUNTY, TEXAS
 Deputy

MH File Number: TX-23-98760-POS
Loan Type: VA