

25TX935-0263
1820 GUENTHER RD, LA GRANGE, TX 78945

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated August 4, 2008 and recorded on August 8, 2008 as Instrument Number 08-4416 in the real property records of FAYETTE County, Texas, which contains a power of sale.

Sale Information: November 04, 2025, at 10:00 AM, or not later than three hours thereafter, at the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North Main Street, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by ANITA MAYER AND STEPHEN MAYER secures the repayment of a Note dated August 4, 2008 in the amount of \$360,000.00. NATIONSTAR MORTGAGE, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

FILED
OCT 14 2025
1:50 pm
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

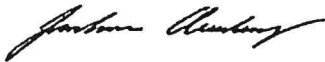


4855519

Substitute Trustee(s): Megan Randle, Ebbie Murphy, Robert Randle, Kristopher Holub, Pete Florez, Megan L. Randle, Jennyfer Sakiewicz, Debby Jurasek, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Donna King, Angie Evans, Kelley Segovia, Auction.com, LLC, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Megan Randle, Ebbie Murphy, Robert Randle, Kristopher Holub, Pete Florez, Megan L. Randle, Jennyfer Sakiewicz, Debby Jurasek, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Donna King, Angie Evans, Kelley Segovia, Auction.com, LLC, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 14th day of October, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FAYETTE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Borrower Last Name: Mayer

Exhibit A
Legal Description

All that certain tract or parcel of land being a 3.00 acre tract of land, being part of the Silas Jones Survey, Abstract 60 of Fayette County, Texas, and being part of the residual of that certain tract as conveyed to Richard Kuhn, trustee, as recorded in Volume 1305, Page 351, of the official records of Fayette County, Texas, and being more particularly described as follows;

Beginning at a point in Guenther Road for the East corner of a Kolbe-Hill tract (Volume 1310, Page 815) and for the South corner hereof, said point bears North 44 deg. 39 min. 00 sec. east 324.29 feet from the South corner of the parent tract;

Thence with the Northeast line of the Kolbe-Hill tract North 45 deg. 13 min. 53 sec. West at 15.00 feet pass a 1/2" iron rod for reference, a total distance of 479.21 feet to a 1/2" iron rod found in the Southeast line of a Glen E. Altwein 2.00 acre tract (Volume 1310, Page 536) for the North corner of the Kolbe-Hill tract and for the West corner hereof;

Thence with the Southeast line of the Altwein 2.00 acre tract (Volume 1310, Page 536) North 44 deg. 39 min. 06 sec. East 272.70 feet to a 1/2" iron rod set for the East corner of Tract 4, a 3.13 acre tract surveyed out of the parent tract on this same day and for the North corner hereof;

Thence with the Southwest line of Tract 4 South 45 deg. 13 min. 53 sec. East at 464.20 feet pass a 1/2" iron rod set for reference, a total distance of 479.20 feet to a point in Guenther Road for the South corner of Tract 4 and for the East corner hereof;

Thence within the margins of Guenther Road South 44 deg. 39 min. 00 sec. West 272.70 feet to the Place Of Beginning, containing 3.00 acres of land, of which approximately 0.09 acres lie within the margins of Guenther Road.

Commonly known as: 1820 Guenther Road, La Grange, TX 78945

Parcel Number: 61487

\$88.00 Pk.
FILED
11:55 AM
AUG 08 2008

Carolyn Kubos Roberts
CAROLYN KUBOS ROBERTS
CO. CLERK, FAYETTE CO. TEXAS

Filed by & Return to:
NETCO
1112 E. Copeland Rd. Ste. 120
Arlington, Tx. 76011

STATE OF TEXAS COUNTY OF FAYETTE
I hereby certify that this instrument was FILED on the date and
at the time stamped hereon by me, and was duly RECORDED in
the Volume and Page of the Named RECORDS of Fayette
County, Texas as stamped hereon by me on,

AUG - 8 2008



Carolyn Kubos Roberts
CAROLYN KUBOS ROBERTS
COUNTY CLERK, FAYETTE COUNTY, TEXAS