

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: 07/05/2023

Time: Between 1:00 PM - 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Tyler 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 March 31, 2017 and recorded in the real property records of Tyler County, TX and is recorded under Clerk's Book 1165, Page 536 with Robert Charles Riley (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First Community Bank mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Robert Charles Riley, securing the payment of the indebtedness in the original amount of \$85,200.00, 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. BEING LOT 44, LOT 45 AND LOT 46, BLOCK 56, SECTION NO. 3 OF LAKE CHARMAINE, A SUBDIVISION SITUATED IN TYLER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF TYLER COUNTY, TEXAS, UNDER PLAT FILE NO. 101A.

NO. _____ TIME 11:00AM

MAY 18 2023

DONECY BREEDERY, COUNTY CLERK
TYLER COUNTY, TEXAS

By *[Signature]*

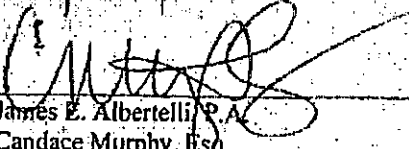



6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any 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:

Nationstar Mortgage 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 Candace Murphy, Esq or Gabrielle Davis, Esq OR Tommy Jackson, Keata Smith whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Tommy Jackson, Ron Harmon, Keata Smith, Eyan Press, Amy Olan whose address is 1 Mauchly, Irvine, CA 92618, 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.

5/17/2023
Executed on _____

James E. Albertelli, P.A.
Candace Murphy, Esq.
Gabrielle Davis, Esq.
2201 W. Royal Ln, Suite 200
Irving, TX 75063

5/18/2023
Executed on _____

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Stephanie Hernandez Tommy Jackson,
Keata Smith
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Keata Smith, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 5/18/2023, I filed at the office of the Tyler County Clerk and caused to be posted at the Tyler County courthouse this notice of sale.


Declarant's Name: Keata Smith
Date: 5/18/2023