

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: 01/07/2020

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Gaines 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 May 23, 2017 and recorded in the real property records of Gaines County, TX and is recorded under Clerk's Instrument No. 2017-4123 with Cruz Bernabe Galvan (grantor(s)) and Mortgage Electronic Registration Systems, Inc. as nominee for PrimeWest Mortgage Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Cruz Bernabe Galvan, securing the payment of the indebtedness in the original amount of \$112,917.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AmeriHome Mortgage Company, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. NORTH 45 FEET OF LOT 15 AND ALL OF LOT 16, BLOCK 76, RUSSELL ADDITION TO THE TOWN OF SEMINOLE, GAINES COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 87, PAGE 253, DEED RECORDS OF GAINES COUNTY, TEXAS; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS

#27

FILED
#- 19. 11:55 A m
Terri Berry, County Clerk
Gaines County, Texas
BY *Michelle Cain*
Deputy



4711465

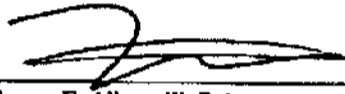
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Cenlar FSB, as Mortgage Servicer, is representing the current Mortgagee whose address is:

AmeriHome Mortgage Company, LLC
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

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 Shelley Nail, Donna Trout, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Shelley Nail, Kristina McCrary, Donna Trout, Cassie Martin, Charles Green, Kristie Alvarez, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Shawn Schiller 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 SUBSTITTUTE 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.

11/21/2019
Executed on



James E. Albertelli, P.A.
Cory Jacocks
Megan Clontz
Timothy Wells
2201 W. Royal Ln, Suite 155
Irving, TX 75038


11-26-19
Executed on



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Shelley Nail, Donna Trout,
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Shelley Nail, Kristina McCrary,
Donna Trout, Cassie Martin, Charles Green, Kristie
Alvarez, Kristopher Holub, Ramiro Cuevas, Patrick
Zwiers, Shawn Schiller whose address is 1 Mauchly,
Irvine, CA 92618

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 11-26-19 I filed at the office of the Gaines County Clerk and caused to be posted at the Gaines County courthouse this notice of sale.


Declarant's Name: Shelley Nail
Date: 11-26-19