

24-01818
605 WILLOW LN, EAGLE LAKE, TX 77434

FILED FOR RECORD
COLORADO COUNTY, TX

2024 JUL 18 AM 10:44

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

KIMBERLY MENKE
COUNTY CLERK *D.H.*

Property:

The Property to be sold is described as follows:

LOT 7 IN BLOCK 1 OF THE MEADOWBROOK ADDITION TO THE CITY OF EAGLE LAKE, COLORADO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN SLIDE 31 OF THE PLAT RECORDS OF COLORADO COUNTY, TEXAS, CONTAINING 0.4132 ACRE OF LAND, MORE OR LESS, BEING THE SAME LAND DESCRIBED IN DEED FROM JAMES T. WIESE AND WIFE, JEAN M. WIESE TO SAMUEL M. KANA AND JOANNE BIES, DATED OCTOBER 30, 2009, RECORDED IN VOLUME 628, PAGE 662, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, TO ALL OF WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES.

Security Instrument:

Deed of Trust dated December 17, 2020 and recorded on December 23, 2020 at Book 948 and Page 347 Instrument Number 5192 in the real property records of COLORADO County, Texas, which contains a power of sale.

Sale Information:

October 1, 2024, at 10:00 AM, or not later than three hours thereafter, at the foyer, inside the main entrance, of the Colorado County Annex Building, 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 ERICA WILKERSON AND GEORGE ZAKEM secures the repayment of a Note dated December 17, 2020 in the amount of \$273,946.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.

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

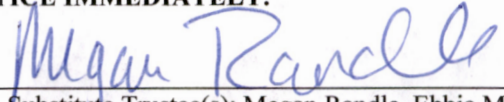


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GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310



Substitute Trustee(s): Megan Randle, Ebbie Murphy, Aarti Patel, Kristopher Holub, Patrick Zwiers, Julian Perrine, Katherine Adkins, Amy Oian, Megan L. Randle, Debby Jurasek, Jennyfer Sakiewicz and ServiceLink Auction employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20__, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of COLORADO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).