

23TX935-0231
411 N MAPLE ST, KERMIT, TX 79745

POSTED
THIS 22 DAY OF June 23
AT 12:28 O'CLOCK P M

PAM GREENE, COUNTY CLERK
WINKLER COUNTY, TEXAS
BY *Tammie Jay* DEPUTY

NM # 5962

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOTS 1, BLOCK 1, REPLAT OF FULBRIGHT ADDITION, TO THE CITY OF KERMIT A SUBDIVISION OF 11.43 ACRES OF LAND IN SECTION 25, BLOCK B-3, PUBLIC SCHOOL LAND WINKLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN CABINET 1, SLIDE 84, THE PLAT RECORDS, WINKLER COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated January 16, 2020 and recorded on January 21, 2020 as Instrument Number C31678 in the real property records of WINKLER County, Texas, which contains a power of sale. Correction Instruments recorded on January 12, 2023 as Instrument Number C39603 and recorded on June 08, 2023 as Instrument Number C40492.

Sale Information:

August 01, 2023, at 1:00 PM, or not later than three hours thereafter, at the steps outside the main entrance to the Winkler Courthouse, 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 WILLIAM PETER KURTZ JR secures the repayment of a Note dated January 16, 2020 in the amount of \$223,771.00. LAKEVIEW LOAN SERVICING LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppel, 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.

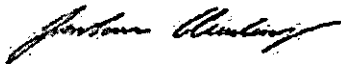


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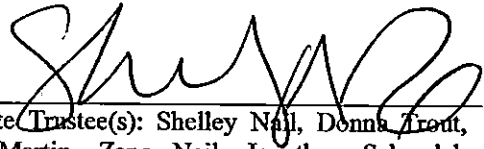
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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE 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
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Shelley Nail, Donna Trout,
Cassie Martin, Zane Nail, Jonathan Schendel,
Ramiro Cuevas, Charles Green, Patrick Zwiers,
Ericka Zepeda, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 22 day of July, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WINKLER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).