

THIS 26 POSTED DAY OF Jan 23
AT 9:50 O'CLOCK A M

PAM GREENE, COUNTY CLERK
WINKLER COUNTY, TEXAS
BY *Jamie Lynn*
DEPUTY

411 N MAPLE ST
KERMIT, TX 79745

00000009687674

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: March 07, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE STEPS OUTSIDE THE SOUTH DOORWAY OF THE WINKLER COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS. or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 16, 2020, and recorded in Document CLERK'S FILE NO. C31678 real property records of WINKLER County, Texas, with WILLIAM PETER KURTZ JR A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WILLIAM PETER KURTZ JR A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$223,771.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, 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:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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POSTED
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THE BOARD OF DIRECTORS OF THE NATIONAL ASSOCIATION OF REALTORS HAS ADOPTED THE FOLLOWING RESOLUTIONS:

RESOLUTION NO. 1. That the Board of Directors of the National Association of Realtors do hereby recommend to the members of the Association that they should not become members of any organization which is not a part of the National Association of Realtors.

RESOLUTION NO. 2. That the Board of Directors of the National Association of Realtors do hereby recommend to the members of the Association that they should not become members of any organization which is not a part of the National Association of Realtors.

RESOLUTION NO. 3. That the Board of Directors of the National Association of Realtors do hereby recommend to the members of the Association that they should not become members of any organization which is not a part of the National Association of Realtors.

RESOLUTION NO. 4. That the Board of Directors of the National Association of Realtors do hereby recommend to the members of the Association that they should not become members of any organization which is not a part of the National Association of Realtors.

RESOLUTION NO. 5. That the Board of Directors of the National Association of Realtors do hereby recommend to the members of the Association that they should not become members of any organization which is not a part of the National Association of Realtors.

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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHELLEY NAIL, DONNA TROUT, OR ZANE NAIL whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Il sb

Israel Saucedo

Certificate of Posting

My name is *Shelley Nail*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *1-26-23* I filed at the office of the WINKLER County Clerk and caused to be posted at the WINKLER County courthouse this notice of sale.

Declarants Name:

Shelley Nail

Date:

1-26-23

411 N MAPLE ST
KERMIT, TX 79745

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WINKLER

EXHIBIT "A"

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.