

20-011628

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States if you 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. Tex. Prop. Code § 51.002(i)

Date of Title: May 1, 2003 Original Beneficiary / Mortgagee: H&R BLOCK MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS	Original Mortgagor/Grantor: YVONNE O. FUENTES AND D. MARIE FUENTES Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: N/A Page: N/A Instrument No: W653221	Property County: HARRIS
Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

* The mortgage servicer is authorized to administer the Mortgage 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 property securing the above referenced debt.

Secures: Note in the original principal amount of \$100,000, executed by D. MARIE FUENTES and YVONNE O. FUENTES and payable to the order of Lender.

Property Address/Mailing Address: 4414 TIMSBURY DR HOUSTON, TX 77084

Legal Description of Property to be Sold: A PART OF THE FOLLOWING DESCRIBED REAL PROPERTY IN HARRIS COUNTY, TEXAS, TO-WIT: LOT 7, BLOCK 3, AMENDING PLAT OF DEERFIELD VILLAGE, SECTION 1, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 229, PAGE 1, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS..

Date of Sale: June 07, 2022 **Earliest time Sale will begin:** 10:00 AM

Place of sale of Property: Bayou City Event Center 9401 Knightwood, Houston TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder in cash at the place and date specified. The sale will begin at the earliest time stated above or within three hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, the owner and holder of the Note, has requested Carl McDaniel, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Priddy, Auctioneer whose address is 1 Mauchly Irvine, CA 92618 OR Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Nick Frame, Austin DuBois, Cheyanne Troutt or Patricia Poston whose address is 14800 Landmark Dr, Suite 50, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



Auctioneer
Anna Sewart

DUPLICATE

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Nick Frame, Austin DuBois, Cheyanne Troutt or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Nick Frame, Austin DuBois, Cheyanne Troutt or Patricia Poston whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

UNOFFICIAL COPY

SUBSTITUTE TRUSTEE

Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com OR Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Nick Frame, Austin DuBois, Cheyanne Troutt or Patricia Poston, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

Auction of Sewart