

2414 Falls Church Dr, Houston, TX 77067

25-008984

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: 10/07/2025

Time: Between 10:00 AM - 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Harris 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 February 9, 2013, and recorded in the real property records of Harris County, TX and is recorded under Clerk's Instrument No. 20130074601 with Agnes Barnes (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Agnes Barnes, securing the payment of the indebtedness in the original amount of \$41,391.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 72, PLUS A SOUTHWESTERLY 5 FEET PORTION OF LOT 73, IN BLOCK 4 OF HERITAGE VILLAGE, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 313, PAGE 42, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

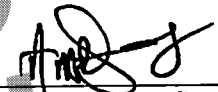
7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq., or Agency Sales and Posting LLC whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Auction.com LLC or Xome Inc. and Tejas Corporate Services, LLC, or Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett OR Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Clay Golden, Dana Dennen, Joshua Sanders, Cary Corenblum, Wesley Fowler-Williams, Ramiro Cuevas, Matthew Hansen, Daniel Hart OR David Poston, Nick Poston, Chris Poston, Amar Sood OR Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Rex Kesler, Doug Malloy, Marlene Zografos, Andrew Mills-Middlebrook or Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Andrew Garza, Corey Johns, or Jacqueline Williams, as Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

July 30, 2025
Executed on


7/31/25
Executed on

/s/ Justin Ritchie
James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
Justin Ritchie Esq.
Jeffrey Kramer, Esq,
6565 N. MacArthur, Suite 470
Irving, TX 75039


SUBSTITUTE TRUSTEE
Agency Sales & Posting
Agency Sales and Posting LLC or Auction.com LLC
or Patricia Poston, David Poston, Nick Poston, Chris
Poston, Amar Sood, Sandy Dasigenis, Jeff Leva, Steve
Leva or Nicole Durrett
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Amar Sood, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 7/31/25 I filed at the office of the Harris County Clerk and caused to be posted at the Harris County courthouse this notice of sale.


Declarants Name: Amar Sood
Date: 7/31/25