

22TX935-0079
1304 EAST ALABAMA STREET, PEARSALL, TX 78061

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOTS 3 AND 4 IN BLOCK 159 OF THE CITY OF PEARSALL, FRIO COUNTY, TEXAS ACCORDING TO A MAP OR PLAT OF SAID CITY RECORDED IN ENVELOPE 14 (VOLUME 1, PAGE 27) OF THE MAP AND PLAT RECORDS OF FRIO COUNTY, TEXAS.

Security Instrument: Deed of Trust dated April 13, 2020 and recorded on April 17, 2020 as Instrument Number 0157430 in the real property records of FRIO County, Texas, which contains a power of sale.

Sale Information: March 07, 2023, at 10:00 AM, or not later than three hours thereafter, at the steps of the north door of the Frio County 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 KEVIN RAMIREZ secures the repayment of a Note dated April 13, 2020 in the amount of \$132,554.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, 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.

FILED
At 8:47 o'clock A M
This 9 day of Feb 23
Aaron T. Ibarra
Clerk County Court FRIO COUNTY, TX
BY: [Signature] DEPUTY



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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.

T. J. Miller

Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024

Calvin Speer

Substitute Trustee(s): Calvin Speer, Wendy Speer,
Melody Speer, Nancy Gomez, Leo Gomez,
Deborah Martin, Troy Martin, Alexis Martin,
Cassie Martin, Terri Martin, Shelby Martin, Vicki
Rodriguez, Bob Frisch, Wayne Daughtrey, Daniel
McQuade, Vanna Ho, Aleena Litton, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, *Calvin Speer*, declare under penalty of perjury that on the 9 day of *February*, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ~~FR~~ TRIO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).