

NATIONSTAR MORTGAGE LLC (CXE)
HERNANDEZ, JAIME
1570 SOUTHEAST 501, ANDREWS, TX 79714

FHA 494-4944708203
Firm File Number: 22-038505

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 16, 2020, JAIME BEJARANO HERNANDEZ AND JESSICA GOMEZ HERNANDEZ, A MARRIED COUPLE, as Grantor(s), executed a Deed of Trust conveying to RICHARD A. RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMCAP MORTGAGE, LTD. in payment of a debt therein described. The Deed of Trust was filed in the real property records of ANDREWS COUNTY, TX and is recorded under Clerk's File/Instrument Number 20-4316, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, November 1, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **ANDREWS COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Andrews, State of Texas:

LOT 1, VANZANDT ESTATES (A PRIVATE SUBDIVISION), BEING A PLAT OF A 67.90 ACRE TRACT OF LAND LOCATED IN THE N/2 OF THE SE/4 OF SECTION 9, BLOCK A-44, P.S.L, ANDREWS COUNTY, TEXAS.
A.P.N.:426191

Property Address: 1570 SOUTHEAST 501
ANDREWS, TX 79714
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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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 property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE

Shelley Nail, Johnie Eads, Donna Trout, or Cassie Martin, Zane Neil
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day September 1, 2022.

By: 

H. Gray Burks IV
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Attorneys for Nationstar Mortgage LLC

posted by
Shelley Nail
9-8-22

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 military service to the sender of this notice immediately.

RECEIVED

2022 SEP -8 A 10:28

WIGGINS SCOTT
COUNTY CLERK
ANDREWS COUNTY