

Posted
This 13th day of Dec, 2024
at 1:18 pm

313 AVENUE F
HEREFORD, TX 79045

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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: January 07, 2025

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE SOUTH SECOND FLOOR ENTRANCE (BALCONY AREA) OF THE DEAF SMITH 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 October 26, 2022 and recorded in Document INSTRUMENT NO. 22-2485 real property records of DEAF SMITH County, Texas, with FEDERICO ARTURO ARROYO, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FEDERICO ARTURO ARROYO, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$137,650.00, 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. 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



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.

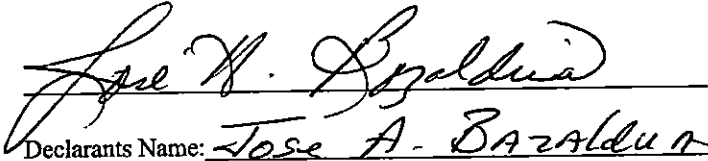
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, JONATHAN SCHENDEL, CHARLES GREEN, AUCTION.COM, DAVID CARRILLO, JOSE A. BAZALDUA, OR ANTONIO BAZALDUA whose address 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.



Israel Saucedo

Certificate of Posting

My name is Jose A. Bazaldua, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12-13-2024 I filed at the office of the DEAF SMITH County Clerk and caused to be posted at the DEAF SMITH County courthouse this notice of sale.



Declarants Name: Jose A. Bazaldua

Date: 12-13-2024

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DEAF SMITH .

EXHIBIT "A"

BEING A PART OF BLOCK 28, EVANTS ADDITION TO THE TOWN OF HEREFORD, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING 421.77 FEET SOUTH OF THE NORTHEAST CORNER OF BLOCK 28;

THENCE WEST 208.71 FEET;

THENCE SOUTH 100 FEET;

THENCE EAST 208.71 FEET;

THENCE NORTH 100 FEET TO THE PLACE OF BEGINNING THE SAME BEING ALSO DESCRIBED AS THE SOUTH 100 FEET ALONG AND OFF THE NORTHEAST ONE-FOURTH OF SAID BLOCK NO. 28; SAID NORTHEAST ONE-FOURTH OF SAID BLOCK 28 BEING ALSO DESCRIBED ON THE TAX ASSESSOR'S SUBDIVISION OF SAID BLOCK NO. 28, AS LOT NO. 1, AND SAID LAND BEING DESCRIBED AS THE SOUTH 100 FEET OF SAID LOT NO. 1 OF SAID BLOCK NO. 28, ON SAID ASSESSOR'S SUBDIVISION.