

**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: 02/05/2019

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Maverick 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 08/05/2009 and recorded in the real property records of Maverick County, TX and is recorded under Clerk's Book No. 1179, Page 310, with Cristina A. Rodriguez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for American Southwest Mortgage Corp. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Cristina A. Rodriguez, securing the payment of the indebtedness in the original amount of \$96,900.00, 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 d/b/a Mr. Cooper is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING THE NORTH ONE-HALF (N 1/2) OF LOT TWENTY-SIX (26) AND THE SOUTH ONE-HALF (S 1/2) OF LOT TWENTY-SEVEN (27), BLOCK FOUR (4), VISTA HERMOSA, UNIT 1, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 59, SIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

FILED  
AT 1:38 O'CLOCK P.M.  
DEC 27 2018  
SARA MONTELLAYOR  
County Clerk Maverick County, Texas  
By John [Signature] Deputy



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:

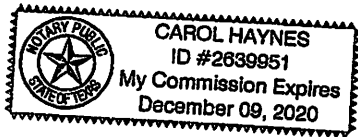
Nationstar Mortgage LLC  
8950 Cypress Waters Blvd.  
Coppell, TX 75019

Calvin Speer  
SUBSTITUTE TRUSTEE  
Calvin Speer, Melody Speer, Wendy Speer, whose address 1320 Greenway Drive, Suite 200, Irving, TX 75038 OR Calvin Speer, Melody Speer, Wendy Speer, Nancy Gomez, Leo Gomez, Frederick Britton, Raymond Perez, Amy Ortiz, Chris LaFond whose address if 1 Mauchly, Irvine, CA 92618

STATE OF Texas  
COUNTY OF Ellis

Before me, the undersigned authority, on this day personally appeared Calvin Speer, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of December, 2018.



Carol Haynes  
NOTARY PUBLIC in and for  
Ellis COUNTY  
My commission expires: 12-09-2020  
Print Name of Notary:  
CAROL HAYNES

**CERTIFICATE OF POSTING**

My name is Calvin Speer, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12-27-2018 I filed at the office of the Maverick County Clerk and caused to be posted at the Maverick County courthouse this notice of sale.

Declarants Name: Calvin Speer  
Date: 12-27-2018