

FILED
AT 11:25 O'CLOCK A.M

JAN 25 2022

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
MATA, JOSE
142 COUNTY ROAD 226, EAGLE PASS, TX 78852

FHA 514-0184436703
Firm File Number: 21-037344

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By Joanna Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 21, 2013, JOSE A MATA, JOINED HEREIN PRO FORMA BY HIS WIFE, AMALIA A. MATA, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMCAP MORTGAGE LTD. DBA GOLD FINANCIAL SERVICES in payment of a debt therein described. The Deed of Trust was filed in the real property records of MAVERICK COUNTY, TX and is recorded under Clerk's File/Instrument Number 179130 Volume 1433, Page 241, 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, April 5, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Maverick 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 Maverick, State of Texas:

TRACT I


BEING A 1.02 ACRE TRACT, MORE OR LESS, OUT OF SURVEY 512, ABSTRACT 1170, A. SANCHEZ, ORIGINAL GRANTEE, LYING AND SITUATED IN MAVERICK COUNTY, TEXAS, TERMED AS TRACT 1A, SAID 1.02 ACRE TRACT BEING THE SAME LAND DESCRIBED IN DEED DATED SEPTEMBER 30, 2004, FROM RITA MORENO TO CARLOS FLORES AND MELISSA FLORES RECORDED IN VOL. 830, PAGE 53, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, REFERENCE BEING HERE MADE TO SAID DEED AND THE RECORD THEREOF FOR A FURTHER DESCRIPTION OF SAID LAND AND FOR ALL PURPOSES.

TRACT II:

TOGETHER WITH A 40 FOOT ACCESS EASEMENT DESCRIBED IN VOLUME 1432, PAGE 234, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS.

Property Address: 142 COUNTY ROAD 226
EAGLE PASS, TX 78852
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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.


SUBSTITUTE TRUSTEE
Calvin Speer, Nancy Gomez, Leo Gomez or Vicki Rodriguez
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 960
Houston, TX 77040
(713) 462-2565

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.