



1605 SOUTH COLGATE STREET
PERRYTON, TX 79070

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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: June 04, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE MAIN ENTRANCE OF THE OCHILTREE COUNTY 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 April 06, 2004 and recorded in Document INSTRUMENT NO. 70669 real property records of OCHILTREE County, Texas, with JOSE URBINA AND WIFE, EMMA URBINA, grantor(s) and PERRYTON NATIONAL BANK, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSE URBINA AND WIFE, EMMA URBINA, securing the payment of the indebtednesses in the original principal amount of \$38,000.00, 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



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OCHILTREE

EXHIBIT "A"

THE SOUTH FORTY FEET (S/40') OF LOT TWO (2) AND THE NORTH TWENTY FEET (N/20') OF LOT THREE (3), BLOCK TWENTY-TWO (22), STARK PARK ADDITION, AN ADDITION TO THE CITY OF PERRYTON, OCHILTREE COUNTY, TEXAS, AS THE SAME ARE SHOWN UPON THE THE PLAT OF SAID ADDITION RECORDED IN VOLUME 31, PAGE 428, PLAT RECORDS OF OCHILTREE COUNTY, TEXAS.