

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
SEGURA, CARLOS
2510 SOUTH FORDHAM STREET, PERRYTON, TX 79070

VA 494960951005
Firm File Number: 19-033502



NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 4, 2003, CARLOS SEGURA, A MARRIED MAN AND DENISE F. SEGURA, A MARRIED PERSON, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to BURKE, WILSON, CASTLE, DAFFIN AND FRAPPIER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR, CENDANT MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of OCHILTREE COUNTY, TX and is recorded under Clerk's File/Instrument Number 68832 Volume 619, Page 568, 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 7, 2020** 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 in the area designated by the Commissioners Court, of Ochiltree 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 Ochiltree, State of Texas:

LOT EIGHT (8), BLOCK ONE (1), SUBDIVISION NO. 1 OF WESTWOOD ADDITION NO. 5, AN ADDITION TO THE CITY OF PERRYTON, OCHILTREE COUNTY, TEXAS, AS THE SAME IS SHOWN UPON THE PLAT OF SAID ADDITION RECORDED IN VOLUME 31A, PAGE 76, PLAT RECORD OF OCHILTREE COUNTY, TEXAS.

Property Address: 2510 SOUTH FORDHAM STREET
PERRYTON, TX 79070
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
Ronnie Heck, Shannon Heck, Jonathan Schendel, Ramiro Cuevas, Kristie Alvarez, Charles Green, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua or Antonio Bazaldua
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
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.