

December 7, 2021

002151

108 NORTH WEST STREET
WINTERS, TX 79567

00000008567661

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: December 07, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: LOCATION DESIGNATED BY THE COMMISSIONERS COURT ON 9/15/87 AND FILED IN VOL. 627, P. 567 DEED RECORDS 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 May 21, 2001 and recorded in Document VOLUME 201, PAGE 3 real property records of RUNNELS County, Texas, with FRANKLIN CHARLES ODELL AND JODIE ELLA ODELL, grantor(s) and CENTEX HOME EQUITY CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by FRANKLIN CHARLES ODELL AND JODIE ELLA ODELL, securing the payment of the indebtednesses in the original principal amount of \$11,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A., F/K/A BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2001-B 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



NTSS00000008567661

POSTED November 4, 2021
At 9:40 o'clock A M
Elesa Ocker Elesa Ocker
County Clerk, Runnels County, Texas
By _____ Deputy

108 NORTH WEST STREET
WINTERS, TX 79567

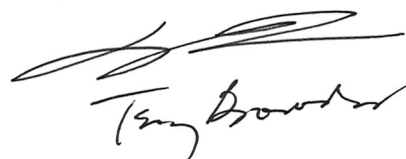
0000008567661

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 TERRY BROWDER OR MARSHA MONROE OR LAURA BROWDER 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the RUNNELS County Clerk and caused to be posted at the RUNNELS County courthouse this notice of sale.

Declarants Name: _____

Date: _____

108 NORTH WEST STREET
WINTERS, TX 79567

0000008567661

0000008567661

RUNNELS

EXHIBIT "A"

BEING 67.5'X 120' OF LOT 1, BLOCK 6, DALE AND BRIGHT ADDITION TO THE CITY OF WINTERS; MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING IN THE WEST LINE OF LOT 1, BLOCK 6, AT A POINT 52.5 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH WITH SAID WEST LINE OF SAID LOT 1, 67.5 FEET TO CORNER IN SAID WEST LINE;

THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 120 FEET TO CORNER;

THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID LOT 1, 67.5 FEET TO CORNER;

THENCE WEST PARALLEL TO SOUTH LINE OF SAID LOT, 120 FEET TO THE PLACE OF BEGINNING;