

002180
April 2, 2024

1106 Avenue B, Ballinger, TX 76821

23-010506

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: 04/02/2024

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Runnels 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 April 5, 2007 and recorded in the real property records of Runnels County, TX and is recorded under Clerk's Book 282, Page 175 with Leonardo R. Coronado and San Juana F. Coronado (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Leonardo R. Coronado and San Juana F. Coronado, securing the payment of the indebtedness in the original amount of \$35,581.00, 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. DESCRIPTION: SOUTH OR SOUTHEAST PART OF BLOCK 57, WEST END ADDITION, BALLINGER, TEXAS PREPARED FOR: TAYLOR AND BIGGERSTAFF TO CORONADO.

BEING A 137.5 FEET BY 147.5 FEET TRACT IN THE SOUTH OR SOUTHEAST PART OF BLOCK 57 OF WEST END ADDITION TO THE CITY OF BALLINGER, RUNNELS COUNTY, TEXAS. A PLAT OF WEST END ADDITION IS RECORDED IN VOLUME 1, PAGE 5 OF THE PLAT RECORDS OF RUNNELS COUNTY AND SAID TRACT, ALSO BEING IN THE OCCUPIED POSITION FOR THE LAND DESCRIBED IN DEED FROM SMITH TO TAYLOR AND BIGGERSTAFF RECORDED IN VOLUME 273, PAGE 550 OF THE OFFICIAL PUBLIC RECORDS OF RUNNELS COUNTY, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR THE SOUTH OR SOUTHEAST CORNER OF BLOCK 57 FROM WHICH A 3/8" IRON ROD FOUND FOR THE WEST CORNER OF BLOCK 40 OF WEST END ADDITION BEARS S. 60 DEGREES 00'E. 60.0 FEET AND THE SOUTH OF SOUTHEAST CORNER OF BLOCK 57 PER FELIX LTZ, FORMER RUNNELS COUNTY SURVEYOR BEARS ABOUT N. 30 DEGREES E. 13 FEET AND N.60 DEGREES W. 2 FEET.

POSTED January 25, 2024
At 8:49 o'clock A M
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By Cecelia Ann Deputy

THENCE N.60 DEGREES 00'W. 137.5 FEET TO A 5/8" IRON ROD SET FOR CORNER FROM WHICH A 2" IRON PIPE FENCE CORNER POST IN THE OCCUPIED NORTHERLY LINE OF TWELFTH STREET AND OCCUPIED EASTERLY LINE OF AN ALLEY BEARS N.60 DEGREES W. 2.4 FEET AND N.30 DEGREES E. 0.6 FOOT.

THENCE N. 30 DEGREES 00'E. 147.5 FEET TO A POINT ON CONCRETE FROM WHICH A 2" IRON PIPE FENCE CORNER POST BEARS N. 30 DEGREES E. 0.5 FOOT.

THENCE ALONG OR NEAR A FENCE, S.60 DEGREES 00'E., AND PASSING A FENCE CORNER POST, AND CONTINUING IN ALL 137.5 FEET TO A FOUND 5/8" IRON ROD.

THENCE 60 FEET NORTHWEST OR WEST OF AND PARALLEL TO A LINE OF IRON RODS FOUND MARKING THE WESTERLY LINE OF BLOCK 40 AND THE EASTERLY LINE OF AVENUE B, S.30 DEGREES 00'W. 147.5 FEET TO THE POINT OF BEGINNING.

SEE ACCOMPANYING PLAT AND REPORT.

SURVEYED ON THE GROUND MARCH 26, 2007.

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

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR Terry Browder, Laura Browder, Jamie Osborne whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Terry Browder, Laura Browder, Jamie Osborne, Jamie Osborne Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

JANUARY 24, 2024


Executed on

/s/ Kirk Schwartz

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Candace Sissac, Esq.
2201 W. Royal Ln, Suite 200
Irving, TX 75063


1/25/24

Executed on


SUBSTITUTE TRUSTEE
Agency Sales & Posting
Terry Browder, Laura Browder, Jamie Osborne OR
AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Terry Browder, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 01-25-24 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: Terry Browder
Date: 01-25-24