

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
BIRCH, LORENZO
162 GOLDEN WREN, SAN ANTONIO, TX 78253

VA 626261204608
Firm File Number: 18-029766

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 13, 2013, LORENZO DEVETUS BIRCH AND HIS SPOUSE, NIKOLETT J BIRCH, as Grantor(s), executed a Deed of Trust conveying to RANDALL C PRESENT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DHI MORTGAGE COMPANY LTD in payment of a debt therein described. The Deed of Trust was filed in the real property records of MEDINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 2013008962, 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 Medina 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 Medina, State of Texas:

LOT 19, BLOCK "27", OF REDBIRD RANCH UNIT-4C, A SUBDIVISION IN MEDINA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10 PAGE 194. PLAT RECORDS OF MEDINA COUNTY, TEXAS.

Property Address: 162 GOLDEN WREN
SAN ANTONIO, TX 78253
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
Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Barbara Sandoval, Martha Boeta, Ramon Perez, Erika Aguirre, Candice Shulte, Garrett Sanders, Marcia Chapa, Stacey Sanders, Amy Ortiz, Vicki Rodriguez or Martha Rossington
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.

20-00021 NOTTS
02/27/2020 08:18:57 AM Total Pages: 2 Fee: 3.00
Gina Champion, County Clerk - Medina County, TX

FILED AND RECORDED

Instrument Number: 20-00021

Filing and Recording Date: 02/27/2020 08:18:57 AM Pages: 2 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



Gina Champion

Gina Champion, County Clerk
Medina County, Texas

Filed By Leeann Quintanilla Deputy