

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
NEWBURG, RON
400 S COMMERCIAL DRIVE, DEVINE, TX 78016

CONVENTIONAL
Firm File Number: 19-032655

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 22, 2010, RON OREN NEWBURG, AN UNMARRIED MAN, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to DENNIS J. GUDENAU, as Trustee, the Real Estate hereinafter described. to USAA FEDERAL SAVINGS BANK in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of MEDINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 2010006953 Volume 799, Page 509, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on May 7, 2019 under Cause No. 19-03-25682-CV in the 38th Judicial District Court of Medina COUNTY, TEXAS.;


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, August 6, 2019 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, I 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:

LOTS NO. 11 AND 12, NEW CITY BLOCK 15, CITY OF DEVINE, MEDINA COUNTY, TEXAS, ACCORDING TO PLAT OF RECORD IN VOLUME 1, PAGE 2, MEDINA COUNTY PLAT RECORDS.

Property Address: 400 S COMMERCIAL DRIVE
DEVINE, TX 78016
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: USAA FEDERAL SAVINGS BANK
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 or Vicki Rodriguez
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.

19-00054 NOTTS
05/13/2019 08:18:55 AM Total Pages: 2 Fee: 3.00
Gina Champion, County Clerk - Medina County, TX



FILED AND RECORDED

Instrument Number: 19-00054

Filing and Recording Date: 05/13/2019 08:18:55 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 Delia Colon Deputy