

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, July 2, 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, 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 HE 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  
CORPPELL, TEXAS 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

Troy Martin, Deborah Martin, Vanessa Ramos, Deanna Ray, Irene Salazar, Richard Holton, Patricia Sanders, Jonathan Schendel, Doug Woodard, Dan Hart, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, 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.**

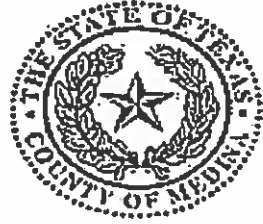
19-00060 NOTTS  
05/30/2019 08:56:31 AM Total Pages: 2 Fee: 3.00  
Gina Champion, County Clerk - Medina County, TX  


**FILED AND RECORDED**

**Instrument Number: 19-00060**

**Filing and Recording Date: 05/30/2019 08:56:31 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 Ernesto Alejandro Deputy