

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
MARTINEZ, JOSE
275 COUNTY ROAD 5634, CASTROVILLE, TX 78009

FHA 514-1673723703
Firm File Number: 22-038286

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 31, 2018, JOSE F MARTINEZ JR. AND HEIDI R MARTINEZ, as Grantor(s), executed a Deed of Trust conveying to CYNTHIA PORTERFIELD, as Trustee, the Real Estate hereinafter described, to FAIRWAY INDEPENDENT MORTGAGE CORPORATION 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 2018003973, 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, September 6, 2022** 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 at the County Courthouse in MEDINA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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:

THE SURFACE ESTATE ONLY IN AND TO LOT 128 AND LOT 129, ALSATIAN HEIGHTS SUBDIVISION-PHASE II, SITUATED IN MEDINA COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 31-33, OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS.

Property Address: 275 COUNTY ROAD 5634
CASTROVILLE, TX 78009
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

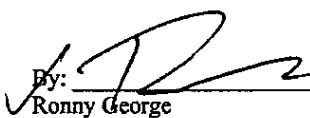

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE

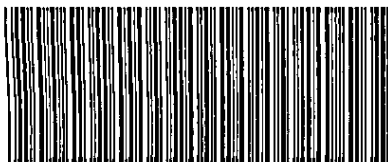
Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day July 6, 2022.

By:  

Ronny George
Texas Bar # 24123104
William Jennings
Texas Bar # 24127205
rgeorge@logs.com
wjennings@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Nationstar Mortgage LLC d/b/a Mr. Cooper

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.



VG-42-2022-60

Medina County
Gina Champion
Medina County Clerk

Instrument Number: 60

Foreclosure Posting

Recorded On: July 07, 2022 08:41 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

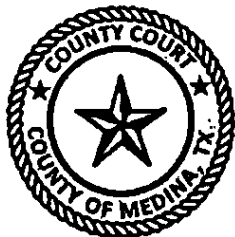
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 60
Receipt Number: 20220707000005
Recorded Date/Time: July 07, 2022 08:41 AM
User: Jaylen P
Station: cccash2

Record and Return To:

DEBBIE TROY



STATE OF TEXAS
Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX