

F 2022 0019

1212 E Broadway St, Brownfield, TX 79316

22-012316

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: 02/07/2023

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Terry 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 May 25, 2010 and recorded in the real property records of Terry County, TX and is recorded under Instrument No. 244876 with John L. Smilie and Geneva G. Smilie (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for ERA Mortgage mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by John L. Smilie and Geneva G. Smilie, securing the payment of the indebtedness in the original amount of \$99,500.00, 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. LOT ONE (1) AND THE WEST 17 FEET (W/17') OF LOT TWO (2) IN BLOCK FOURTEEN (14) OF THE KGM ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED RECORDED IN VOLUME 86, PAGE 23 OF THE DEED RECORDS OF TERRY COUNTY, TEXAS.

FILED FOR RECORD	
BY	<i>Jeffery Va</i>
10:20	
O'CLOCK	DEC 29 2022 A.M.
COUNTY CLERK-TERRY COUNTY, TEXAS	

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