

F20240001

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated April 30, 2014 and recorded under Vol. 868, Page 209, or Clerk's File No. 264054, in the real property records of TERRY County Texas, with Michael Garcia and Rebecca Garcia, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for City Bank dba City Bank Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Michael Garcia and Rebecca Garcia, husband and wife securing payment of the indebtedness in the original principal amount of \$109,971.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Michael Garcia, Rebecca Garcia. Nationstar Mortgage LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

SURFACE ESTATE ONLY OF LOTS THREE (3) AND FOUR (4) IN BLOCK FOUR (4) OF THE SOUTHEAST ADDITION TO THE CITY OF BROWNFIELD, TERRY COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED RECORDED IN VOLUME 79, PAGE 533, DEED RECORDS OF TERRY COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 03/05/2024

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: TERRY County Courthouse, Texas at the following location: In the main lobby by the north entrance of the Terry County Courthouse near the bulletin board, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"