

NATIONSTAR MORTGAGE LLC (CXE)
MUNOZ, WAYNE
1226 E LOTT, KINGSVILLE, TX 78363

FHA 495-7744279-703
Firm File Number: 22-037884

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 26, 2007, WAYNE F. MUNOZ, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of **KLEBERG COUNTY, TX** and is recorded under Clerk's File/Instrument Number 272487 Volume 377, Page 169, 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, April 4, 2023** 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 **KLEBERG 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 Kleberg, State of Texas:

LOTS 15,16, AND 17, BLOCK 2, EVA ADDITION, AN ADDITION TO THE CITY OF KINGSVILLE, KLEBERG COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT OF RECORD IN ENVELOPE 17, PLAT CABINET 1, MAP RECORDS OF KLEBERG COUNTY, TEXAS.

Property Address:	1226 E LOTT KINGSVILLE, TX 78363
Mortgage Servicer:	NATIONSTAR MORTGAGE LLC
Mortgagee:	NATIONSTAR MORTGAGE LLC 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

Denise Rector, Jim Rector, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Leslye Evans, W.D. Larew, Bob Frisch, Jamie Steen, Susan Sandoval, Leslye Evans, or Alexis Mendoza or Jodi Steen, Janice Stoner or Mary Goldston
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day February 1, 2023.



By: _____
William Jennings
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H. Gray Burks IV
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Attorneys for Nationstar Mortgage LLC

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.

FILED FOR RECORD

2023 FEB -2 PM 1:46

CO. Clausmann