

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: 11/01/2022

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Pecos 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 April 29, 2002 and recorded in the real property records of Pecos County, TX and is recorded under Clerk's Book 317, Page 405 with Roberta M. Garcia and Darren C. Dominguez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Cendant Mortgage Corporation D/B/A Century 21 Mortgage mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Roberta M. Garcia and Darren C. Dominguez, securing the payment of the indebtedness in the original amount of \$66,474.00, 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 d/b/a Mr. Cooper is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING ALL OF LOT SIX (6) AND THE NORTH HALF (N/2) OF LOT FIVE (5), BLOCK 16, 2ND ORIENT ADDITION, AN ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS, TOGETHER WITH THE S.5 MINUTES OF ALLEYWAY RUNNING ALONG THE NORTH LINE OF SAID LOT SIX (6), ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 55, PLAT RECORDS OF PECOS COUNTY, TEXAS.

FILED

AUG 31 2022

@11:35

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS

By *Josie Ellott* Deputy




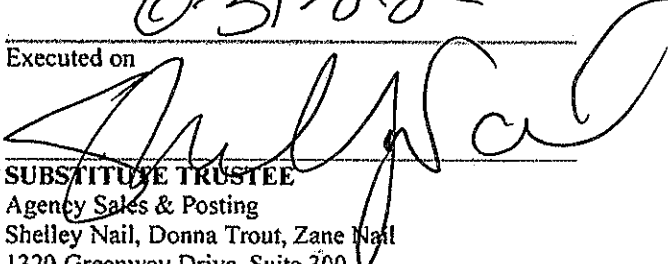
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:


Nationstar Mortgage LLC d/b/a Mr. Cooper
350 Highland Drive
Lewisville, TX 75067-4177

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Shelley Nail, Donna Trout, Zane Nail whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR COVIUS HOLDINGS, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

8/29/2022
Executed on _____

James E. Albertelli, P.A.
Phillip Traynor, Esq.
Gabrielle Davis, Esq.
2201 W. Royal Ln, Suite 155
Irving, TX 75063

8-31-22
Executed on _____

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Shelley Nail, Donna Trout, Zane Nail
1320 Greenway Drive, Suite 300
Irving, TX 75038


CERTIFICATE OF POSTING
My name is Shelley Nail and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 8-31-22 I filed at the office of the Pecos County Clerk and caused to be posted at the Pecos County courthouse this notice of sale.

Declarant's Name: Shelley Nail
Date: 8-31-22