

24-00015
1813 W 9TH ST, FORT STOCKTON, TX 79735

FILED
JAN 11 2024
e 9:45

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By [Signature] Deputy

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

ALL OF LOT ONE (1), BLOCK SIX (6); OF THE SHUGART ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET 1, PAGE 25A & B, PLAT RECORDS ON HIE IN THE OFFICE OF THE COUNTY CLERK OF PECOS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated February 26, 2018 and recorded on February 27, 2018 at Instrument Number 2018-154905 in the real property records of PECOS County, Texas, which contains a power of sale.

Sale Information: March 5, 2024, at 1:00 PM, or not later than three hours thereafter, at the steps of the east entrance to the Pecos County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by CHRISTOPHER A ALVARADO secures the repayment of a Note dated February 26, 2018 in the amount of \$115,900.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppel, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

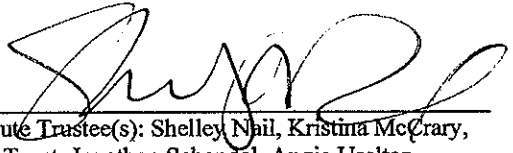


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Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310



Substitute Trustee(s): Shelley Nail, Kristina McCrary,
Donna Trout, Jonathan Schendel, Angie Uselton,
Charles Green, Lisa Bruno, Shawn Schiller, Patrick
Zwiers, Kristopher Holub, Dana Kamin, Garrett
Sanders, Joshua Sanders, Zoey Fernandez, Zane Nail
and Auction.com employees included but not limited
to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 11 day of July, 2011, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of PECOS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).