

## NOTICE OF FORECLOSURE SALE

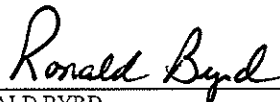
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/31/2014 and recorded in Book 991 Page 402 Document 00001332 real property records of Hockley County, Texas.
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:  
 Date: 08/06/2019  
 Time: 01:00 PM  
 Place: Hockley County, Texas, at the following location: NORTH DOOR OF THE HOCKLEY COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. 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, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
5. **Obligations Secured.** The Deed of Trust executed by GARY ROBERT GEAR, provides that it secures the payment of the indebtedness in the original principal amount of \$63,822.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Nationstar Mortgage LLC d/b/a Mr. Cooper is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is mortgage servicer. A servicing agreement between the mortgagee, whose address is Nationstar Mortgage LLC d/b/a Mr. Cooper c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint RONALD BYRD, 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.**



Mackie Wolf Zientz & Mann, P.C.  
 Brandon Wolf, Attorney at Law  
 ✓ L. Keller Mackie, Attorney at Law  
 Lori Liane Long, Attorney at Law  
 Chelsea Schneider, Attorney at Law  
 Ester Gonzales, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 North Dallas Parkway  
 Dallas, TX 75254



RONALD BYRD  
 c/o AVT Title Services, LLC  
 5177 Richmond Avenue Suite 1230  
 Houston, TX 77056

I am Ronald Byrd Certificate of Posting  
 whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall,  
 TX 75087. I declare under penalty of perjury that on 6-30-19 I filed this Notice of Foreclosure Sale at the office of the  
 Hockley County Clerk and caused it to be posted at the location directed by the Hockley County Commissioners Court.



00001332 BK

491 418

A 3.0 acre tract out of Labor Ten (10), League Seventy-two (72), Val Verde County School Land, Hockley County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" IR set for the SW corner of this tract from whence a RR spike found for the SW corner of Labor 10, bears S 0° 34' 17" W, a distance of 806.5 feet and N 89° 14' 43" W, a distance of 512.5 feet;  
THENCE N 0° 34' 17" E, a distance of 626.2 feet to a 1/2" IR set for the NW corner of this tract;  
THENCE S 89° 14' 43" E, a distance of 208.7 feet to a 1/2" IR set for the NE corner of this tract;  
THENCE S 0° 34' 17" W, a distance of 626.2 feet to a 1/2" IR set for the SE corner of this tract;  
THENCE N 89° 14' 43" W, a distance of 208.7 feet to the Place of Beginning.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Apr 01, 2014 at 02:30P

Document Number: 00001332

Amount 48.00

Irene Gumula  
Hockley County Clerk  
By  
Mary Frescozy, Deputy  
Hockley County



ANY PROVISION HEREIN WHICH RESTRICTS  
THE SALE, RENTAL OR USE OF THE  
DESCRIBED REAL PROPERTY BECAUSE OF  
COLOR OR RACE IS INVALID AND UNENFORCEABLE  
UNDER FEDERAL LAW.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Jun 20, 2019 at 10:29A

Amount 2.00

Jennifer Palermo  
Hockley County Clerk  
By  
Janie Salazar, Deputy  
Hockley County



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