

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
CERVANTEZ, ANTHONY
703 HOLLY STREET, LEVELLAND, TX 79336

VA 494961397630

Firm File Number: 20-035427

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 7, 2018, ANTHONY LEE CERVANTEZ AND MICHELLE CERVANTEZ, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to THE CARPENTER LAW FIRM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CHAOS HOME LOANS LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of HOCKLEY COUNTY, TX and is recorded under Clerk's File/Instrument Number 00003819 Volume 1106, Page 67, 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 7, 2020** 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 in the area designated by the Commissioners Court, of Hockley 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 Hockley, State of Texas:

LOT SEVENTY-ONE (71), HICKORY SQUARE ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS, AS SHOWN BY THE REVISED PLAT OF SAID ADDITION OF RECORD IN CABINET A, SLIDE 305-306, OF THE PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HOCKLEY COUNTY, TEXAS.

Property Address: 703 HOLLY STREET
LEVELLAND, TX 79336
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
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.



SUBSTITUTE TRUSTEE
Ronald Byrd, Kevin Key, Jay Jacobs, Kristie Alvarez,
Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers,
Kristopher Holub, Dana Kamin, Garrett Sanders, Aarti
Patel
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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.

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Vol 18 Pg 174

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Feb 27, 2020 at 09:04A

Amount 2.00

Jennifer Palermo
Hockley County Clerk
By
Pam Kiser, 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.

Byrd Realty Escrow
P.O. Box 156
Crown Point, TX 75339