
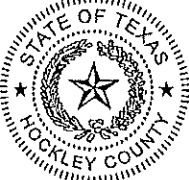



HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	DOCUMENT #: FC-2023-0052 RECORDED DATE: 09/14/2023 09:54:54 AM 
OFFICIAL RECORDING COVER PAGE	
Document Type: NOTICE TRUSTEE SALE Transaction Reference: Document Reference:	Transaction #: 912248 - 1 Doc(s) Document Page Count: 2 Operator Id: Aperry
RETURN TO: () BRYD REALTY ESCROW PO BOX 156 FARWELL, TX 79325	SUBMITTED BY: BRYD REALTY ESCROW PO BOX 156 FARWELL, TX 79325
<p>DOCUMENT # : FC-2023-0052 RECORDED DATE: 09/14/2023 09:54:54 AM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.</p> <div style="display: flex; align-items: center;">  <div>  Jennifer Palermo Hockley County Clerk </div> </div>	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

NATIONSTAR MORTGAGE LLC (CXE)
WHEELER, DUSTY AND JAYME
139 ELGIN AVENUE, LEVELLAND, TX 79336

USDA ***LOAN_AGENCY_LOAN_NUM***
Firm File Number: 22-037937

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 15, 2010, DUSTY ALLEN WHEELER AND JAYME LEANN WHEELER, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNKSY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY 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 00003668 Volume 889, Page 638, 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, November 7, 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 HOCKLEY 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 Hockley, State of Texas:

LOT ONE HUNDRED EIGHTEEN (118), OF THE COLONIAL HEIGHTS ADDITION TO THE CITY OF LEVELLAND, HOCKLEY COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 152, OF THE PLAT RECORDS OF HOCKLEY COUNTY, TEXAS.

Property Address: 139 ELGIN AVENUE
LEVELLAND, TX 79336
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BOULEVARD
COPPELL, TX 75019

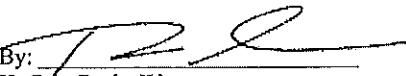
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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

Ronald Byrd, Kevin Key, Jay Jacobs, Charles Green, Lisa Bruno, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Dana Kamin, Aarti Patel,
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day September 12, 2023.

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960

Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Nationstar Mortgage LLC d/b/a Mr. Cooper

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.