

NATIONSTAR MORTGAGE LLC (CXE)
MARTINEZ, DAVID AND ANNETTE
80 NORTH 2ND STREET, SOMERSET, TX 78069

VA 626261365862
Firm File Number: 23-039422

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 5, 2019, DAVID R. MARTINEZ, JR. AND ANNETTE A. MARTINEZ, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS in payment of a debt therein described. The Deed of Trust was filed in the real property records of ATASCOSA COUNTY, TX and is recorded under Clerk's File/Instrument Number 195350, 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, June 6, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in ATASCOSA 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 Atascosa, State of Texas:

TRACT 42 AND 47' OF TRACT 41, ROYAL OAKS SUBDIVISION, SITUATED IN ATASCOSA COUNTY, TEXAS AND RECORDED IN VOLUME 34, PAGE 50 OF THE ATASCOSA COUNTY MAP AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS.

Property Address: 80 NORTH 2ND STREET
SOMERSET, TX 78069
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
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.

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

Martha Rossington, Reyn Rossington, Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Wayne Martin, Jennifer Sakiewicz or Vicki Rodriguez,
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day April 6, 2023.

FILED FOR RECORD

2023 APR 13 PM 12:56

THERESA CARRASCO
ATASCOSA COUNTY CLERK
RY *LC* DEPUTY

David Martinez
By: *[Signature]*
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

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.