



UG-165-2019-2847

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 079105-TX

Date: February 21, 2019

County where Real Property is Located: Chambers

ORIGINAL MORTGAGOR: MAGDALENO HERRERA JR

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS
NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC DBA MOTIVE
LENDING, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NATIONS DIRECT MORTGAGE, LLC

MORTGAGE SERVICER: NATIONS DIRECT MORTGAGE, LLC

DEED OF TRUST DATED 7/13/2015, RECORDING INFORMATION: Recorded on 7/14/2015, as Instrument No. 00104588 in Book 1582 Page 247 and later modified by a loan modification agreement recorded as Instrument 123201 BK 1747, PG 91 on 07/05/2017

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT FIVE (5), IN BLOCK FIVE (5), OF LAKES OF CHAMPION ESTATES, SECTION 2A, AN ADDITION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CLERK'S FILE NO. (2012) 75816 OF THE MAP/PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/7/2019**, the foreclosure sale will be conducted in **Chambers** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NATIONS DIRECT MORTGAGE, LLC is acting as the Mortgage Servicer for NATIONS DIRECT MORTGAGE, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NATIONS DIRECT MORTGAGE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NATIONS DIRECT MORTGAGE, LLC
1 Corporate Drive Suite 360,
Lake Zurich IL 60047

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.



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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.

By:  Substitute Trustee
TOMMY JACKSON, RON HARMON, PAUL A. HOEFKER,
ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

FILED FOR RECORD IN:
Chambers County
On: 2/28/2019 11:36:27 AM
Doc Number: 2019-2847
Number of Pages: 2
Amount: 10.00
Order#: 20190228000025
By: SL



Heather H. Hawthorne, County Clerk
Recorded: 