

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.

Date: 06/06/2023

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM – 1:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Chambers County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

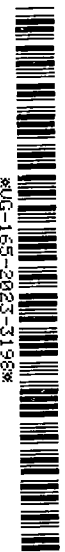
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 11, 2014 and recorded in the real property records of Chambers County, TX and is recorded under Clerk's Book 1504, Page 376 with Gabriel Manzanares and Alexia Manzanares (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Georgetown Mortgage, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Gabriel Manzanares and Alexia Manzanares, securing the payment of the indebtedness in the original amount of \$163,975.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. DESCRIPTION OF A TRACT OF LAND CONTAINING 2.0375 ACRES (88,755 SQUARE FEET) SITUATED IN THE WILLIAM BLOODGOOD AUGMENTATION SURVEY, ABSTRACT 5 CHAMBERS COUNTY, TEXAS.

BEING A TRACT OF LAND CONTAINING 2.0375 ACRES (88,755 SQUARE FEET), SITUATED IN THE WILLIAM BLOODGOOD AUGMENTATION SURVEY, ABSTRACT 5, CHAMBERS COUNTY, TEXAS, BEING OUT OF A 2.5375 ACRE TRACT KNOWN AS TRACT NO. "C" OUT OF THE EASTERLY 10.13 ACRES OF THE PARTITION OF THE T.S. FITZGERALD 20.3 ACRE ESTATE TRACT, AND BEING ALL OF A TRACT OF LAND CONVEYED UNTO JENNIFER M. AARON, BY DEED RECORDED UNDER VOLUME 1365, PAGE 332 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS. SAID 2.0375-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1-INCH IRON PIPE FOR THE SOUTHEAST CORNER OF SAID T. S. FITZGERALD 20.3 ACRE TRACT, FOR THE SOUTHEAST CORNER OF SAID 2.5375 ACRE TRACT KNOWN AS TRACT NO. "C", AND FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;



THENCE SOUTH 79 DEGREES 14' 38" WEST, A DISTANCE OF 180.03 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY-1" FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 10 DEGREES 43' 00" WEST, PASS A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY-1" IN THE SOUTH RIGHT-OF-WAY LINE OF STERLING STREET (60.00 FEET WIDE) AT A DISTANCE OF 463.00 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 493.00 FEET TO A POINT IN THE CENTERLINE OF SAID STERLING STREET, IN THE NORTH LINE OF SAID TRACT NO. "C", FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 79 DEGREES 14' 38" EAST WITH THE CENTERLINE OF SAID STERLING STREET AND THE NORTH LINE OF SAID TRACT NO. "C", A DISTANCE OF 180.03 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID TRACT NO. "C" AND FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 10 DEGREES 45' 00" EAST WITH THE EAST LINE OF SAID TRACT NO. "C", PASS A FOUND 1/2- INCH IRON ROD AT A DISTANCE OF 30.00 FEET IN THE SOUTH RIGHT-OF-WAY LINE OF SAID STERLING STREET, AND CONTINUE FOR A TOTAL DISTANCE OF 493.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0375 ACRES (88,755 SQUARE FEET), MORE OR LESS.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Tommy Jackson, Keata Smith, Stephanie Hernandez, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR COVIS HOLDINGS, 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.

3-29-23
Executed on

[Signature]
James E. Albertelli, P.A.
Phillip Traynor, Esq.
Gabrielle A. Davis, Esq.
Larissa Brito de Senna, Esq.
2201 W. Royal Ln. Suite 200
Irving, TX 75063

3-30-23
Executed on

[Signature]
SUBSTITUTE TRUSTEE
Agency Sales & Posting
✓ Tommy Jackson, Keata Smith, Stephanie Hernandez
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Tommy Jackson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-30-23 I filed at the office of the Chambers County Clerk and caused to be posted at the Chambers County courthouse this notice of sale.

[Signature]
Declarants Name: Tommy Jackson
Date: 3-30-23

FILED FOR RECORD IN:
Chambers County
On: 3/30/2023 11:15:57 AM
Doc Number: 2023-3198
Number of Pages: 3
Amount: 10.00
Order#: 20230330000012
By: TW



Heather H. Hawthorne, County Clerk

Recorded: [Signature]