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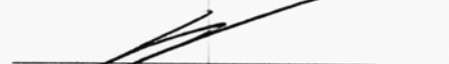
NOTICE OF FORECLOSURE SALE

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. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT A
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/06/2009 and recorded in Book 988 Page 146 Document 09-1703 real property records of Nolan County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
 Date: 05/07/2019
 Time: 01:00 PM
 Place: Nolan County Courthouse, Texas, at the following location: IN THE LOBBY OF THE NOLAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. **Obligations Secured.** The Deed of Trust executed by DENNIS RANGEL, JR. AND JESSICA RANGEL, provides that it secures the payment of the indebtedness in the original principal amount of \$126,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Order to Foreclose.** NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Order from the 32nd District Court of Nolan County on 03/01/2019 under Cause No. 19969. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TERRY BROWDER, LAURA BROWDER, OR MARSHA. MONROE, 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.


 Mackie Wolf Ziemz & Mann, P.C.
 Brandon Wolf, Attorney at Law
 L. Keller Mackie, Attorney at Law
 Jori Liane Long, Attorney at Law
 ✓ Chelsea Schneider, Attorney at Law
 Ester Gonzales, Attorney at Law
 Parkway Office Center, Suite 900
 14160 North Dallas Parkway
 Dallas, TX 75254


 TERRY BROWDER, LAURA BROWDER, OR MARSHA.
 MONROE
 c/o AVT Title Services, LLC
 1101 Ridge Rd. Suite 222
 Rockwall, TX 75087

Certificate of Posting
 I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Nolan County Clerk and caused it to be posted at the location directed by the Nolan County Commissioners Court.

Exhibit A

LOT 11, LOT 12 AND THE SOUTH 2 FEET OF LOT 10, ALL IN BLOCK 109 OF THE ORIENT ADDITION (NOLAN COUNTY PLAT RECORDS SLIDE 283 A) TO THE CITY OF SWEETWATER, NOLAN COUNTY, TEXAS. DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF NINTH STREET AND THE WEST RIGHT OF WAY OF LOCUST STREET FOR THE SOUTHEAST CORNER OF LOT 12
THENCE: S 78°13'28" W - 140.00' ALONG THE NORTH RIGHT OF WAY OF NINTH STREET AND THE SOUTH LINE OF LOT 12 TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 FOR THE SOUTHWEST CORNER OF LOT 12
THENCE: N 11°26'34" W - 52.00' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 IN THE WEST LINE OF LOT 10
THENCE: N 78°53'26" E - 140.00' TO A SET 1/2" IRON PIN WITH CAP MARKED MORRIS 2426 IN THE WEST RIGHT OF WAY OF LOCUST STREET AND THE EAST LINE OF LOT 10
THENCE: S 11°26'34" E - 52.00' ALONG THE WEST RIGHT OF WAY OF LOCUST STREET TO THE POINT OF BEGINNING.