

NATIONSTAR MORTGAGE LLC (CXE)
MADDEN, MARY AND ROBERT
806 E NEW MEXICO AVE, SWEETWATER, TX 79556

VA 494961413698
Firm File Number: 24-041210

POSTED

Date: 8-29-2024

Time: 10:25

Sharla Keith, County Clerk
Nolan County, Texas
By nv Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 15, 2019, MARY E. MADDEN, A MARRIED WOMAN (ROBERT P. MADDEN ALSO SIGNED), as Grantor(s), executed a Deed of Trust conveying to FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BANK OF AMERICA, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of NOLAN COUNTY, TX and is recorded under Clerk's File/Instrument Number 19-28892 Volume 1538, Page 249, 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, October 1, 2024** 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 NOLAN 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 Nolan, State of Texas:

ALL OF THE EAST 57 FEET OF LOT 4, BLOCK 1, OF THE REPLAT OF MUSTANG ADDITION, TO THE CITY OF SWEETWATER, NOLAN COUNTY, TEXAS. SAID PLAT RECORDED IN SLIDE 219A, PLAT RECORDS, NOLAN COUNTY, TEXAS.

Property Address: 806 E NEW MEXICO AVE
SWEETWATER, TX 79556
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
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
Jamie Osborne Marsha Monroe, Terry Browder, or Laura Browder,
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day August 27, 2024.



By: 
Ronny George
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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.