

1104 E 12TH ST  
SWEETWATER, TX 79556

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**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: September 02, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE LOBBY OF THE NOLAN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 24, 2021 and recorded in Document VOLUME 1658, PAGE 0052 real property records of NOLAN County, Texas, with LEWIS MARTIN MUNOZ AND WIFE, JAMIE MUNOZ, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LEWIS MARTIN MUNOZ AND WIFE, JAMIE MUNOZ, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE, securing the payment of the indebtednesses in the original principal amount of \$109,090.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, 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:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



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**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARSHA MONROE, TERRY BROWDER, LAURA BROWDER, JAMIE OSBORNE, JONATHAN SCHENDEL, RAMIRO CUEVAS, CHARLES GREEN OR AUCTION.COM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

*Israel Saucedo*

Israel Saucedo

*Terry Browder*

Certificate of Posting

My name is *Terry Browder*, and my address is, c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8/7/25 I filed at the office of the NOLAN County Clerk and caused to be posted at the NOLAN County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

*Terry Browder*  
8/7/25

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**EXHIBIT "A"**

ALL OF LOT 19 AND THE WEST 15' OF LOT 20, BLOCK 1, OF THE JUNIOR HEIGHTS ADDITION (NOLAN COUNTY PLAT RECORDS, SLIDE 17B) TO THE CITY OF SWEETWATER, NOLAN COUNTY, TEXAS. BEING THE SAME LAND DESCRIBED, AS TRACT TWO, IN A DEED TO EVELYN C. BARNES RECORDED IN NOLAN COUNTY, OFFICIAL PUBLIC RECORDS VOLUME 1541 PAGE 256. DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 3/8" IRON PIN, IN THE SOUTH RIGHT OF WAY OF TWELFTH STREET, FOR THE NORTHWEST CORNER OF LOT 19, AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO RICKY AND JILL ADAMS RECORDED IN NOLAN COUNTY OFFICIAL PUBLIC RECORDS VOLUME 1064, PAGE 151, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: N 78° 00' 40" E-64.90', ALONG THE SOUTH RIGHT OF WAY OF TWELFTH STREET, TO A SET P.K. NAIL IN CONCRETE, FOR THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED, AS TRACT ONE, IN A DEED TO EVELYN C BARNES RECORDED IN NOLAN COUNTY OFFICIAL PUBLIC RECORDS VOLUME 1514, PAGE 256.

THENCE: S 11°55' 17" E-137.57' TO A FOUND 3/8" IRON PIN FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THE BARNES TRACT.

THENCE: S 78° 05' 05" W-65.03' TO A FOUND 1/2" IRON PIN WITH YELLOW CAP MARKED MORRIS 2426 FOR THE SOUTHWEST CORNER OF LOT 19, THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THE ADAMS TRACT.

THENCE: N 11° 52' 04" W - 137.49' TO THE POINT OF BEGINNING.