

NOTICE OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 07, 2002 and recorded under Vol. 221, Page 651, or Clerk's File No. 076185, in the real property records of BROOKS County Texas, with Belester Garza and wife, Maria Dalia Garza as Grantor(s) and Option One Mortgage Corporation as Original Mortgagee.

Deed of Trust executed by Belester Garza and wife, Maria Dalia Garza securing payment of the indebtedness in the original principal amount of \$51,600.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Belester Garza and Maria Dalia Garza. New Residential Mortgage Loan Trust 2015-2 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Nationstar Mortgage LLC d/b/a Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Nationstar Mortgage LLC d/b/a Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

BEING ALL OF THE WESTERNMOST TWO HUNDRED EIGHT (208) FEET, EVENLY OFF OF THE ENTIRE WEST END OF A 8.477 ACRE TRACT OF LAND SET ASIDE AS PART NO. 3 TO RAYMUNDO NARVAEZ AND GENOVEVA N. GARCIA IN A PARTITION DEED DATED MARCH 3, 1956, RECORDED IN VOLUME 55, PAGES 160-170 OF THE DEED RECORDS OF BROOKS COUNTY, TEXAS. SAID 8.477 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 09/03/2019

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: **BROOKS** County Courthouse, Texas at the following location: At the east side steps of the Brooks County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

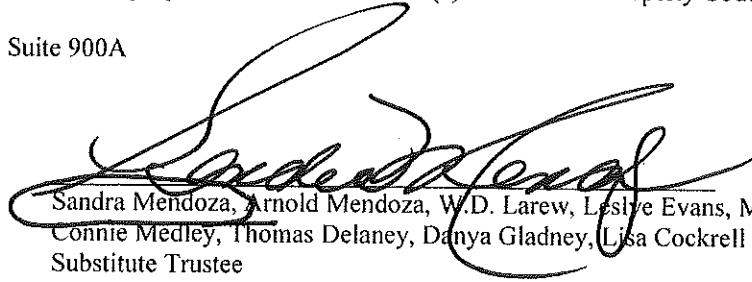
A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200


Sandra Mendoza, Arnold Mendoza, W.D. Larew, Leslye Evans, Montgomery Medley,
Connie Medley, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as
Substitute Trustee

STATE OF TEXAS

COUNTY OF NUECES

Before me, the undersigned Notary Public, on this day personally appeared Sandra Mendoza as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 13 day of August, 2019.


Notary Public

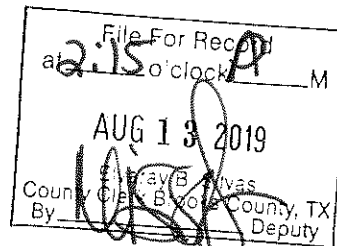
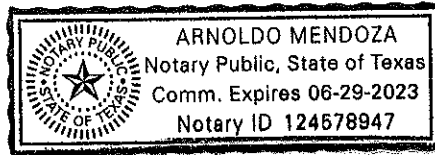


EXHIBIT "A"

Being all of the Westernmost Two Hundred Eight (208) feet, evenly off of the entire West end of a 8.477 acre tract of land set aside as Part No. 3 to Raymundo Narvaez and Genoveva N. Garcia in a Partition Deed dated March 3, 1956, recorded in Volume 55, Pages 160-170 of the Deed Records of Brooks County, Texas. Said 8.477 acres of land being described by metes and bounds as follows, to-wit:

BEGINNING at a 5/8" iron found for the Northwest corner of Part No. 2 and the Southwest corner of Part No. 3 on the East boundary line of U.S. Highway Number 281 for the Southwest corner of said tract;

THENCE North 00° 11' 00" East for a distance of 177.96 feet to a 5/8" iron rod found for the Northwest corner of said tract;

THENCE South 88° 49' 00" East for a distance of 208.0 feet to an iron pin found for the Northeast corner of said tract;

THENCE South 00° 11' 00" West for a distance of 177.96 feet to an iron pin found for the Southeast corner of said tract;

THENCE North 88° 49' 00" West for a distance of 208.0 feet to the Point of Beginning, containing 0.850 acres of land, more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.