

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/7/2002

Grantor(s)/Mortgagor(s):
BELESTER GARZA AND WIFE, MARIA DALIA GARZA

Original Beneficiary/Mortgagee:
OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION

Current Beneficiary/Mortgagee:
New Residential Mortgage Loan Trust 2015-2

Recorded in:
Volume: 0221
Page: 651
Instrument No: N/A

Property County:
BROOKS

Mortgage Servicer:
Nationstar Mortgage LLC d/b/a Mr. Cooper is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
8950 Cypress Waters Blvd.,
Coppell, TX 75019

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 4/4/2023

Earliest Time Sale Will Begin: 11:00AM

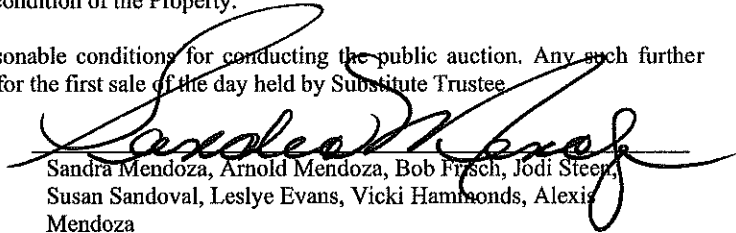
Place of Sale of Property: At the east side steps of the Brooks County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.


Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Sandra Mendoza, Arnold Mendoza, Bob Fritsch, Jodi Steer,
Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis
Mendoza
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

File for Record
at 4:49 o'clock P. M.

FEB 16 2023

Elvaray B. Silvas
County Clerk, Brooks County, Texas
By: , Deputy

MH File Number: TX-23-96400-POS
Loan Type: Conventional Residential

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.