

Baldemar Martinez, Jr.
Ester P. Martinez
Route 1 Box 71
Falfurrias, Texas 78355
Our file #1117-065F

ATTENTION SERVICE MEMBERS:

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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 11, 2002, Baldemar Martinez, Jr. and Ester P. Martinez executed a Deed of Trust conveying to Anthony H. Barone, a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Company, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 076825 in the Real Property Records of Brooks County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, June 5, 2018, the foreclosure sale will be conducted in Brooks County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as Follows: In the County of Brooks, State of Texas:

THE SOUTH ONE-HALF OF THE WESTERLY 10 ACRES OF THE SOUTH ONE-HALF OF LOT EIGHT (8), BLOCK TWO (2), FALFURRIAS FARM AND GARDEN TRACT, BROOKS COUNTY, TEXAS RECORDED IN VOLUME 1, PAGE 18, MAP RECORDS AND CABINET "A", SHEET 23 AND 24, MAP RECORDS, BROOKS COUNTY, TEXAS.

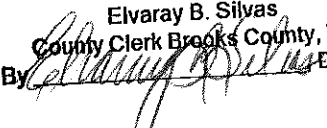
SAVE AND EXCEPT 0.57 ACRES OF LAND, MORE OR LESS, CONVEYED TO ROBERTO MARTINEZ, JR. AND WIFE, NOELIA R. MARTINEZ IN DEED DATED MARCH, 3, 1997, RECORDED IN VOLUME 173, PAGE 653, OFFICIAL RECORDS OF BROOKS COUNTY, TEXAS. SAID 0.57 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS CONTAINED THEREIN

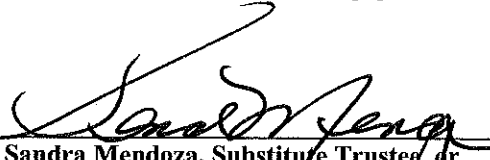
Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Nationstar Mortgage LLC, d/b/a Mr. Cooper. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppel, TX 75019.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Filed for Record
at 11:43 o'clock A M

MAY 10 2018

Elvaray B. Silvas
County Clerk Brooks County, TX
By  Deputy


Sandra Mendoza, Substitute Trustee, or
Arnold Mendoza, Successor Substitute Trustee, or
Bob Frisch, Successor Substitute Trustee, or
Vicki Hammonds, Successor Substitute Trustee, or
Jamie Steen, Successor Substitute Trustee, or

**Sandra Mendoza, Successor Substitute Trustee, or
Arnold Mendoza, Successor Substitute Trustee, or
Bob Frisch, Successor Substitute Trustee, or
Vicki Hammonds, Successor Substitute Trustee, or
Jamie Steen, Successor Substitute Trustee, or
Marcia Chapa, Successor Substitute Trustee, or
Martha Boeta, Successor Substitute Trustee, or
Evan Press, Successor Substitute Trustee, or
Leslye Evans, Successor Substitute Trustee, or
Barbara Sandoval, Successor Substitute Trustee, or
Stacey Bennett, Successor Substitute Trustee, or
Amy Ortiz, Successor Substitute Trustee, or
Garrett Sanders, Successor Substitute Trustee**

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

CAUSE NO. 18-02-17570-CV

IN RE ORDER FOR FORECLOSURE CONCERNING	§	IN THE DISTRICT COURT OF
	§	
	§	
ROUTE 1 BOX 71, FALFURRIAS, TEXAS 78355	§	BROOKS COUNTY, TEXAS
	§	
	§	
UNDER TEX. R. CIV. PROC. 736	§	79TH JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE
AND FORECLOSURE**

Came on for consideration the Motion for Entry of Default Order Allowing Foreclosure filed by Nationstar Mortgage LLC, d/b/a Mr. Cooper (“Petitioner”), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days and that this is an *in rem* proceeding.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on October 13, 2017, the Petitioner gave the Respondents proper Notice of Default;
- the default was not cured and the Note was accelerated on January 8, 2018; and
- the loan is due for the August 1, 2017 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as Route 1 Box 71, Falfurrias, Texas 78355 (the “Property”) which has the following legal description:

THE SOUTH ONE-HALF OF THE WESTERLY 10 ACRES OF THE SOUTH ONE-HALF OF LOT EIGHT (8), BLOCK TWO (2), FALFURRIAS FARM AND GARDEN TRACT, BROOKS COUNTY, TEXAS RECORDED IN VOLUME 1, PAGE 18, MAP RECORDS AND

CABINET "A", SHEET 23 AND 24, MAP RECORDS, BROOKS COUNTY, TEXAS.

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(3) The name and last known address of each respondent subject to this Order is/are:

- Baldemar Martinez, Jr., 717 County Road #203, Falfurrias Texas 78355
- Ester P. Martinez, 717 County Road #203, Falfurrias Texas 78355

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 076825 of the real property records of Brooks County, Texas.

IT IS THEREFORE ORDERED that the Petitioner may proceed with foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.


SIGNED this 4/17/2018 day of _____, 2018.



JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: 
Kelly J. Harvey
SBN: 09180150
Kelly@kellyharvey.com
Jerry W. Mason
SBN: 24081794
jerry@kellyharvey.com
P.O. Box 131407
Houston, Texas 77219
Tel. (832) 922-4000
Fax. (832) 922-6262
ATTORNEYS FOR PETITIONER