

2022 JUL -1 PM 1:02

22-006226

KIMBERLY MENKE  
COUNTY CLERK

100 W Stockbridge St, Eagle Lake, TX 77434

**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: 09/06/2022

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Colorado County, pursuant to §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.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 9, 2017 and recorded in the real property records of Colorado County, TX and is recorded under Clerk's Book 831, Page 024 with Abel Martinez and Bettyjean Ibarra Dominguez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Bank of England mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Abel Martinez and Bettyjean Ibarra Dominguez, securing the payment of the indebtedness in the original amount of \$151,210.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC d/b/a Mr. Cooper is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING A TRACT OR PARCEL OF LAND LOCATED IN BLOCK 38 IN THE PATRICK REEL'S SURVEY, ABSTRACT NO. 475 IN THE CITY OF EAGLE LAKE, COLORADO COUNTY, TEXAS; SAID TRACT OR PARCEL OF LAND BEING OUT OF AND A PART OF THAT SAME CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN DEED FROM HARMAN LOUIS PARKER AND WIFE, ELIZABETH LOUISE PARKER TO W.A. KELL, JR. AND WIFE, JANE LANEY KELL, DATED JULY 22, 1971, RECORDED IN VOLUME 301, PAGE 58 OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS TO WHICH REFERENCE IS MADE FOR ALL PURPOSES; SAID TRACT OR PARCEL OF LAND IN BLOCK 38 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/4" IRON PIPE FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF MCCARTY AVENUE AND THE NORTHEAST LINE OF STOCKBRIDGE STREET FOR THE SOUTH CORNER OF THE AFOREMENTIONED TRACT OR PARCEL OF LAND AND ALSO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT OR PARCEL OF LAND;

THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF STOCKBRIDGE STREET A DISTANCE OF 105.00 FEET (DEED CALL) TO A 3/4" IRON PIPE FOUND FOR THE WEST CORNER OF THE AFOREMENTIONED TRACT OR PARCEL OF LAND AND ALSO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT OR PARCEL OF LAND;



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THENCE NORTHEASTERLY, PARALLEL WITH THE SAID NORTHWEST LINE OF MCCARTY AVENUE A DISTANCE OF 90.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED RPLS 2303 SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTHEASTERLY, PARALLEL WITH THE SAID NORTHEAST LINE OF STOCKBRIDGE STREET A DISTANCE OF 105.00 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED RPLS 2303 SET IN THE SAID NORTHWEST LINE OF MCCARTY AVENUE FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT OR PARCEL OF LAND; SAID 1/2" IRON ROD BEING SOUTHWESTERLY A DISTANCE OF 0.49 FEET FROM A 3/4" IRON PIPE FOUND IN THE SAID NORTHWEST LINE OF MCCARTY AVENUE;

THENCE SOUTHWESTERLY WITH THE SAID NORTHWEST LINE OF MCCARTY AVENUE A DISTANCE OF 90.00 FEET (DEED CALL) TO THE PLACE OF BEGINNING, CONTAINING 0.2169 ACRES OF LAND. A PLAT ACCOMPANIES THESE FIELDS NOTES.

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 §51.002, 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:

Nationstar Mortgage LLC d/b/a Mr. Cooper  
P.O. Box 619080  
Dallas, TX 75261

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Megan L. Randle, Ebbie Murphy whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Megan Randle, Ebbie Murphy, Aarti Patel, Kristopher Holub, Patrick Zwiers, Julian Perrine, Katherine Adkins, Amy Oian whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

6/30/2022

Executed on



James E. Albertelli, P.A.  
Phillip Traynor, Esq.  
Gabrielle Davis, Esq.  
2201 W. Royal Ln, Suite 155  
Irving, TX 75063

07/01/2022

Executed on



**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Megan L. Randle, Ebbie Murphy  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Colorado County Clerk and caused to be posted at the Colorado County courthouse this notice of sale.

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

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