



20-081328

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: May 30, 2013	Original Mortgagor/Grantor: DALLAS DEES
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC
Recorded in: Volume: 1362 Page: 474 Instrument No: 1303828	Property County: WALLER
Mortgage Servicer: NATIONSTAR MORTGAGE LLC	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

* 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.

Secures:Note in the original principal amount of \$140,000.00, executed by DALLAS DEES and payable to the order of Lender.

Property Address/Mailing Address: 32402 QUAIL RUN, BROOKSHIRE, TX 77423

Legal Description of Property to be Sold: LOT 105, OF THE CORRECTION PLAT OF PEREGRINE ESTATES, SECTION TWO, A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 341, PAGE 468 OF THE PLAT RECORDS OF WALLER COUNTY, TEXAS.

PARCEL

ID:

669100-105-000-000

Date of Sale: December 6, 2022	Earliest time Sale will begin: 1:00PM
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Place of sale of Property: Waller County Courthouse, 836 Austin Street, Hempstead, TX 77445 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC*, the owner and holder of the Note, has requested Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen whose address is 1 Mauchly Irvine, CA 92618 or Megan Randle or Ebbie Murphy whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX



75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

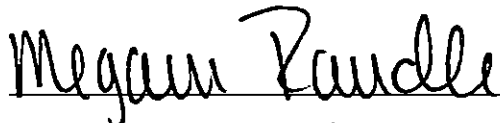
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen whose address is 1 Mauchly Irvine, CA 92618 or Megan Randle or Ebbie Murphy whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen whose address is 1 Mauchly Irvine, CA 92618 or Megan Randle or Ebbie Murphy whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.



SUBSTITUTE TRUSTEE

Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Ramiro Cuevas, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen or Megan Randle or Ebbie Murphy

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

FILED AND RECORDED

Instrument Number: 22-053

Filing and Recording Date: 11/04/2022 03:24:57 PM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: