

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: 04/05/2022

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 Bastrop 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 February 1, 2002 and recorded in the real property records of Bastrop County, TX and is recorded under Clerk's Book 1238, Page 783 with Janie Medina and Anastacio Medina (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Finance America, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Janie Medina and Anastacio Medina, securing the payment of the indebtedness in the original amount of \$68,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. New Residential Mortgage Loan Trust 2014-3 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOTS 4 AND 5, BLOCK 13, STONY POINT-SECTION TWO, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET I, PAGE 119A, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

FILED

MAR 10 2022 10:14 AM

**Krista Bartsch
Bastrop County Clerk**



4743399

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:


New Residential Mortgage Loan Trust 2014-3
8950 Cypress Waters Blvd
Coppell, TX 75019

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 Philip Traynor Esq or Megan L. Randle, Ebbie Murphy, Sharlet Watts, Angela Zavala, Michelle Jones, Elizabeth Anderson whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 or Auction.com, 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.

March 4, 2022

Executed on



James E. Albertelli, P.A.

Philip Traynor

Gabrielle Davis

George Scherer

2201 W. Royal Ln, Suite 155

Irving, TX 75063

March 10, 2022

Executed on



SUBSTITUTE TRUSTEE

Agency Sales & Posting

Megan L. Randle, Ebbie Murphy, Sharlet Watts,

Angela Zavala, Michelle Jones, Elizabeth Anderson

1320 Greenway Drive, Suite 300

Irving, TX 75038

CERTIFICATE OF POSTING

My name is Angela Zavala and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on Mar. 10, 2022 I filed at the office of the Bastrop County Clerk and caused to be posted at the Bastrop County courthouse this notice of sale.

Angela Zavala
Declarant's Name
Date: 3/10/22