

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
INABNITT, ESTATE OF LOUIS D. AND GUADALUPE
BEATRIZ
224 AMBER LANE, JARRELL, TX 76537

VA 49-49-6-1100464
Firm File Number: 16-024169

FILED FOR RECORD

NOV 18 2021

NOTICE OF TRUSTEE'S SALE

Nancy E. Rosten
County Clerk, Williamson Co., TX

WHEREAS, on February 26, 2010, LOUIS D INABNITT AND GUADALUPE BEATRIZ INABNITT, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to RANDALL C PRESENT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DHI MORTGAGE COMPANY LTD in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILLIAMSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2010012359, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 4, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Williamson** county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Williamson, State of Texas:

LOT 7, BLOCK 25, IN SONTERRA WEST SECTION 8-C, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET EE, SLIDE 325, PLAT RECORDS WILLIAMSON COUNTY, TEXAS.

Property Address:	224 AMBER LANE JARRELL, TX 76537
Mortgage Servicer:	NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee:	NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 8950 CYPRESS WATERS BLVD COPELL, 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.

Angela Zavala
SUBSTITUTE TRUSTEE
Angela Zavala, Michelle Jones, Susan Mills, James Mills,
~~Emily Northern~~, Richard Zavala, Jr and Sharlet Watts
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 960
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.