

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 Bell 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 August 31, 2009 and recorded in the real property records of Bell County, TX and is recorded under Clerk's Instrument No. 2009-00034014 with Brian Storrs and Jeannie M. Storrs (grantor(s)) and Bank of America, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Brian Storrs and Jeannie M. Storrs, securing the payment of the indebtedness in the original amount of \$68,240.00, 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. LOT TWENTY-SEVEN (27), IN BLOCK FIVE (5), OF SPANISH SOUTHWEST, IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 285-D, PLAT RECORDS OF BELL COUNTY, TEXAS.

RECEIVED FOR POSTING
2022 FEB 24 A 11:47
SHELLEY COSTON
BELL COUNTY CLERK



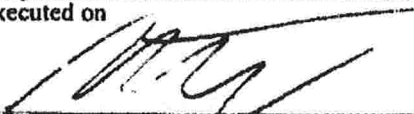
4742381

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:

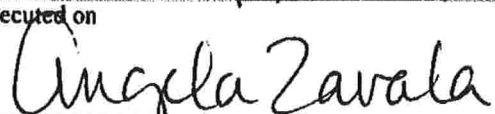
Nationstar Mortgage LLC d/b/a Mr. Cooper
350 Highland Dr
Lewisville, TX 75067

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, Michelle Jones, Angela Zavala whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR David Ackel, Travis Kaddatz, Sara Edgington, Logan Thomas, Colette Mayers, Stephen Mayers, Aarti Patel, Evan Press, Dylan Ruiz, Violet Nunez, Shawn Schiller, Clay Golden, Maryna Danielian, Scott Swenson, Michelle Jones, Angela Zavala 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.

2-21-22
Executed on


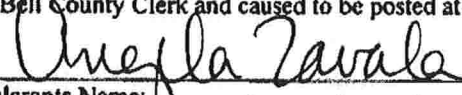
James E. Albertelli, P.A.
Philip Traynor
Gabrielle Davis
George Scherer
2201 W. Royal Ln, Suite 155
Irving, TX 75063

2/24/22
Executed on


SUBSTITUTE TRUSTEE
Agency Sales & Posting
Michelle Jones, Angela Zavala
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 Feb. 24, 2022 I filed at the office of the Bell County Clerk and caused to be posted at the Bell County courthouse this notice of sale.


Declarants Name: Angela Zavala
Date: 2/24/22

RECEIVED FOR POSTING
2022 FEB 24 A 11:47
SHELLEY COSTON
BELL COUNTY CLERK