

24-00457
363 EDGEWOOD AVE, GIDDINGS, TX 78942

FEB 22 2024

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS

Property: The Property to be sold is described as follows:

LOTS 12 AND 13, BLOCK 1, GRUETZNER ADDITION, SECTION II, TO THE CITY OF GIDDINGS, LEE COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN PLAT SLIDE 36-A, PLAT RECORDS OF LEE COUNTY, TEXAS

Security Instrument: Deed of Trust dated September 13, 2022 and recorded on September 13, 2022 at Instrument Number 2022-03876 in the real property records of LEE County, Texas, which contains a power of sale.

Sale Information: May 7, 2024, at 1:00 PM, or not later than three hours thereafter, at at the West side of 843 E. industry (the county clerk's building) or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by KEITH J. OWEN AND ASHLEY SOUTHERS secures the repayment of a Note dated September 13, 2022 in the amount of \$230,743.00. UNITED WHOLESALE MORTGAGE, LLC., whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Pete Florez

Substitute Trustee(s): Pete Florez, Zachary Florez,
Orlando Rosas, Florence Rosas, Bobby Brown,
Maryna Danielian, Kristopher Holub, Aarti Patel,
Stacey Sanders, Amy Ortiz, Garrett Sanders, Dylan
Ruiz, Kathleen Adkins, Reid Ruple and ServiceLink
employees included but not limited to those listed
herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 22nd day of February, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LEE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED AND RECORDED

FEB 22 2024



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY TEXAS