

**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: 01/02/2024

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Falls 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 July 9, 2021 and recorded in the real property records of Falls County, TX and is recorded under Clerk's Book 392, Page 151 with Selena Caroline Keil (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Selena Caroline Keil, securing the payment of the indebtedness in the original amount of \$75,757.00, 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 is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING AN 0.23 ACRE TRACT OF LAND SITUATED AS PART OF LOT 4 (CALLED LOT 4A- FALLS COUNTY APPRAISAL DISTRICT) IN THE B.H. RICE ADDITION, CITY OF MARLIN, FALLS COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED IN THE DEED IN LIEU OF FORECLOSURE TO BILLY G. GREENSAGE ET UX RECORDED IN VOLUME 348, PAGE 615, OFFICIAL RECORDS OF FALLS COUNTY, TEXAS (F.C.O.R.), SAID OFFICIAL PLAT OF THE B.H. RICE ADDITION RECORDED IN VOLUME 68, PAGE 134, DEED RECORDS OF FALLS COUNTY, TEXAS (F.C.D.R.), SAID 0.23 ACRE BEING MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND IN THE NORTH RIGHT OF WAY LINE OF GIFT STREET BETWEEN A CHAIN-LINK FENCE CORNER POST AND NORTH OF A SIDEWALK FOR THE SOUTHWEST CORNER OF SAID LOT 4 AND THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 5, B.H. RICE ADDITION OF RECORD IN VOLUME 346, PAGE 229 F.C.O.R.;

THENCE DUE NORTH 154.40 FEET ALONG A CHAIN-LINK FENCE, AND WITH THE WEST LINE OF SAID LOT 4 AND THE EAST LINE OF SAID LOT 5 TO A FOUND 1/2 INCH IRON ROD AT THE BASE OF CHAIN-LINK FENCE CORNER POST FOR THE NORTHWEST CORNER OF CALLED LOT 4A AND THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE PROTESTANT EPISCOPAL CHURCH CALLED LOT 4C, B.H. RICE ADDITION;

FILED  
At 1:40 o'clock PM  
DEC 07 2023  
ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY *[Signature]*

THENCE S. 87 DEGREES 22 MINUTES E. 66.00 FEET ALONG A CHAIN-LINK FENCE, AND WITH THE SOUTH LINE OF SAID CHURCH LOT 4C TRACT TO A SET 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF CALLED LOT 4A AND THIS TRACT, SAME BEING THE NORTHWEST CORNER OF CALLED LOT 4B, B.H. RICE ADDITION;

THENCE S. 0 DEGREES 22 MINUTES W. 151.50 FEET WITH THE EAST LINE OF SAID LOT 4A AND THE WEST LINE OF SAID CALLED LOT 4B BETWEEN TWO FENCE AND ALONG THE WEST SIDE OF SAID LOT 4B STORAGE AND GARAGE CONCRETE DRIVEWAY, INTERSECTING A CHAIN-LINK FENCE TO A FOUND 1/2" IRON ROD PIPE BETWEEN SAID CHAIN-LINK FENCE CORNER POST AND THE NORTHSIDE OF SAID SIDEWALK IN THE SOUTH LINE OF SAID LOT 4 FOR THE SOUTHEAST CORNER OF SAID LOT 4A AND THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 4B;

THENCE DUE WEST (BASIS OF BEARING-OFFICIAL PLAT-VOLUME 68, PAGE 134, F.C.D.R.) 65.00 FEET ALONG THE NORTH SIDE OF A SIDEWALK, AND WITH NORTH LINE OF SAID GIFT STREET AND THE SOUTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, CONTAINING 0.23 ACRE.

FILED  
At 1:10 o'clock PM

DEC. 07 2023

ELIZABETH PEREZ, COUNTY CLERK

BY 

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  
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 Kirk Schwartz, Esq or Candace Sissac, Esq OR Pete Florez, David Stockman, Donna Stockman 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.**

December 6, 2023

12-7-23

Executed on

Executed on

*/s/ Candace Sissac*

*Donna Stockman*

James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Candace Sissac, Esq.  
2201 W. Royal Ln, Suite 200  
Irving, TX 75063

**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Pete Florez, David Stockman, Donna Stockman  
AUCTION.COM  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is Donna Stockman, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12-7-23 I filed at the office of the Falls County Clerk and caused to be posted at the Falls County courthouse this notice of sale.

*Donna Stockman*

Declarants Name: Donna Stockman

Date: 12-7-23

FILED  
AT 1:40 o'clock DM  
DEC 07 2023  
ELIZABETH HALL, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY *[Signature]* DEPUTY