

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

FILED
JAN 23 AM 10:08
C. J. SHERMAN
CLERK OF COURTS
SWISHER COUNTY TEXAS

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 27, 2020 and recorded under Clerk's File No. 2020-00065, in the real property records of SWISHER County Texas, with Christopher S. Sepeda and Vanessa Sepeda, as husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for AmCap Mortgage, Ltd. DBA Providence Home Loans, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Christopher S. Sepeda and Vanessa Sepeda, as husband and wife securing payment of the indebtedness in the original principal amount of \$54,003.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Christopher S. Sepeda and Vanessa Sepeda. Nationstar Mortgage LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Mr. Cooper is acting as the Mortgage Servicer for the Mortgagee. Mr. Cooper, is representing the Mortgagee, whose address is: 8950 Cypress Waters Boulevard, Coppell, TX 75019.

Legal Description:

A TRACT 75' X 150' OUT OF THE SOUTH PART OF BLOCK NO. 7, OF THE MCCUNE ADDITION TO THE TOWN OF TULIA, SWISHER COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES:

SALE INFORMATION

Date of Sale: 04/01/2025

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: SWISHER County Courthouse, Texas at the following location: The courthouse steps inside the west courthouse entrance, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



“WHERE IS” condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jose A. Bazaldua, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Auction, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on January 21, 2025.

/s/ Nicole M. Bartee SBOT No. 24001674, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Printed Name:

Jose A. Bazaldua
Jose A. Bazaldua

C&M No. 44-24-01380

EXHIBIT "A"

A tract 75' x 150' out of the South part of Block No. 7, of the McCune Addition to the town of Tulia, Swisher County, Texas, described by metes and bounds as follows:

BEGINNING at a point in the West line of said Block 7, 135 feet North of the Southwest corner of Block 7 and the Southwest corner of a tract heretofore conveyed to Doris Emmitt Schultz by T. L. Fore in deed dated October 16, 1959, recorded in Vol. 153, page 13, Deed Records, Swisher County, Texas;

THENCE North 75 feet along the West line of said Block 7 to a point for the Northwest corner of this tract and the Northwest corner of a tract heretofore conveyed to B. T. Kirkpatrick, Jr. by T.L. Fore, et ux, Mabel Fore, in Deed dated January 2, 1957, recorded in Vol. 139, page 191, Deed Records, Swisher County, Texas.

THENCE East and parallel with South line of said Block 7, 150 feet to a point for the Northeast corner of this tract and the Northeast corner of the B. T. Kirkpatrick, Jr. Tract above stated;

THENCE South 75 feet and parallel with the West line of said Block 7, to a point for the southeast corner of this tract and the Southeast corner of the tract conveyed to Doris Emmitt Schultz above stated;

THENCE West and parallel with the South line of said Block 7, 150 feet to the PLACE OF BEGINNING;