

2019000455

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
LIRA, ORLANDO AND DENISE
740 WEST GROVER STREET, FLOYDADA, TX 79235

FHA 494-2483779703
Firm File Number: 19-033073

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 4, 1998, ORLANDO LIRA AND WIFE, DENISE LIRA, as Grantor(s), executed a Deed of Trust conveying to W.R. COLLIER, as Trustee, the Real Estate hereinafter described, to AMERICAN STATE BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of FLOYD COUNTY, TX and is recorded under Volume 99, Page 610, 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

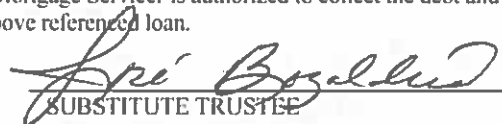
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Floyd county, pursuant 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 Floyd, State of Texas:

ALL OF LOT "C" AND ALL OF LOT NUMBER ONE (1), BOTH IN BLOCK "D" IN ANDREWS ADDITION TO THE TOWN OF FLOYDADA, IN FLOYD COUNTY, TEXAS, AS SHOWN BY PLAT OF SUCH ADDITION OF RECORD IN VOL. 22, PAGE 350, DEED RECORDS OF FLOYD COUNTY, TEXAS;

Property Address: 740 WEST GROVER STREET
FLOYDADA, TX 79235
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.


SUBSTITUTE TRUSTEE
David Warren, Janet Martin, Jack Martin, Jose Bazaldua,
Antonio Bazaldua, Kevin Key, or Jay Jacobs
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

NOTARY PUBLIC in and for _____ COUNTY,
My commission expires: _____
Type or Print Name of Notary _____

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.

FILED
at 10:52 o'clock A.M.

MAY 13 2019

GINGER MORGAN, COUNTY CLERK
FLOYD COUNTY, TEXAS
BY *Morgan* DEPUTY