

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 2nd day of April, 2024
Time: 1:00 PM or not later than three hours after that time
Place: AT "On the east side courthouse steps of the Uvalde County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Uvalde County, Texas, or at the area most recently designated by the Uvalde County Commissioners.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: July 30, 2007
Grantor(s): DELFINO GRANADO AND MARRIED TO ALVINA H. GRANADO
Original Mortgagee: JP Morgan Chase Bank, N.A.
Original Principal: \$55,500.00
Recording Information: Deed Inst.# 2008001244
Current Mortgagee/Beneficiary: Nationstar Mortgage LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$55,500.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Uvalde
Property Description: (See Attached Exhibit "A")
Property Address: 829 Maple, Uvalde, TX 78801
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Nationstar Mortgage, LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

File No.: 23-00836TX

FILED
This 12 day of Feb, A.D. 2024
at 10:25 o'clock A.M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
By: [Signature]
Deputy

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Calvin Speer, Nancy Gomez, Leo Gomez, Wendy Speer, Melody Speer, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Calvin Speer whose address is 230 CR 111, Uvalde TX I declare

under penalty perjury that 2-12-24 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Uvalde County Clerk and caused it to be posted at the location directed by the Uvalde County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

A PARCEL OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF UVALDE, WITH A STREET LOCATION ADDRESS OF 829 MAPLE ST; UVALDE, TX 78801-4706 CURRENTLY OWNED BY DELFINO GRANADO HAVING A TAX IDENTIFICATION NUMBER OF 09000-0029-00 AND FURTHER DESCRIBED AS 237 MAHAFFEY BLOCK 2 LTS. 8