

Sept 2nd 2025

002212

25TX935-0218
1310 N 7TH ST, BALLINGER, TX 76821

2 pages

NOTICE OF FORECLOSURE SALE

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

ALL OF LOT SIX (6), BLOCK NO. ONE (1), TERRY SECOND ADDITION, CITY OF BALLINGER, RUNNELS COUNTY, TEXAS, PER THE MAP OR PLAT OF SAID ADDITION RECORDED IN THE OFFICE OF THE COUNTY CLERK, RUNNELS COUNTY, TEXAS.

Security Instrument: Deed of Trust dated February 26, 2019 and recorded on February 27, 2019 as Instrument Number 190332 in the real property records of RUNNELS County, Texas, which contains a power of sale.

Sale Information: September 02, 2025, at 10:00 AM, or not later than three hours thereafter, at the front landing and steps of the Runnels County Courthouse, facing Highway 67, also known as Hutchings Avenue, 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 DAVID G GREENE AND NADELIN S GREENE secures the repayment of a Note dated February 26, 2019 in the amount of \$96,021.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC 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.

POSTED August 11, 2025
At 10:15 o'clock A M
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By Chris Hoffpauir Deputy

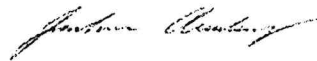


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Substitute Trustee(s): Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Tom Wood, Ed Henderson, Nick Arrott, James Decker, Sherry Coats, Dustin George

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Tom Wood, Ed Henderson, Nick Arrott, James Decker, Sherry Coats, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Terry Browder, declare under penalty of perjury that on the 11 day of August, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of RUNNELS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).