

December 2nd, 2025

3 pages

002214

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 December, 2025
Time: 10am or not later than three hours after that time
Place: AT On the front landing and steps of the Runnels County Courthouse, facing Highway 67, also known as Hutchings Avenue, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in Runnels County, Texas.

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: November 26, 2019
Grantor(s): Justin Paul Lopez, Single Man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for University Lending Group, LLC., its successors and assigns
Original Principal: \$84,932.00
Recording Information: Deed Inst.# 192049, Deed Book 480, Deed Page 88
Current Mortgagee/Beneficiary: Nationstar Mortgage LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$84,932.00 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: Runnels
Property Description: (See Attached Exhibit "A")
Property Address: 417 N Main, Winters, TX 79567-4502
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.: 25-02683TX

POSTED October 30th 2025
At 9:45 o'clock PM
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By Chris H. Hanks Deputy

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Abstracts/Trustees of Texas, LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

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.



/s/ Coury Jacocks
Coury Jacocks - Bar #: 24014306
Attorney for Nationstar Mortgage LLC
Coury.Jacocks@mccalla.com
1320 Greenway Drive, Suite 780
Irving, TX 75038
(469) 942-7141 Office
(469) 469-6670 Fax

DOCUMENT PREPARED BY:

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

Certificate of Posting

I am Terry Browder whose address is 897 Elmwood Abilene TX 79605 I declare
under penalty perjury that 10/30/25 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Runnels

County Clerk and caused it to be posted at the location directed by the Runnels County Commissioners.

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

EXHIBIT "A"

All of lot 6, block 1, School Addition, City of Winters, Runnels County, Texas, save and except the West 52 feet off of and entirely across the West end of said lot 6 as described in Volume 231, Page 168, Deed Records of Runnels County, Texas, and save and except 852 square feet of land, more or less, being entirely across the East side of said lot 6, and being the same land described in Volume 360, Page 97, Official Public Records of Runnels County, Texas.