

March 7, 2023

002168

22-064802

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(l)

Deed of Trust Date: July 12, 2013	Original Mortgagor/Grantor: GORDON R. CARMICHAEL and FRISCILLA G. CARMICHAEL
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIBANK N.A. ., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC
Recorded in: Volume: 381 Page: 625 Instrument No: N/A	Property County: RUNNELS
Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

\* 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.

Secures: Note in the original principal amount of \$53,038.00, executed by GORDON R. CARMICHAEL and FRISCILLA G. CARMICHAEL and payable to the order of Lender.

Property Address/Mailing Address: 301 ST JOHNS STREET, MILES, TX 76861

Legal Description of Property to be Sold: EAST ONE-HALF OF LOT NO. TWO (2) IN BLOCK NO. TWENTY-NINE (29) OF THE ORIGINAL TOWN OF MILES, RUNNELS COUNTY, TEXAS AS SAME APPEARS ON THE MAP AND PLAT OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF RUNNELS COUNTY, TEXAS..

Date of Sale: March 07, 2023	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Runnels County Courthouse, 613 Hutchings Avenue, Ballinger, TX 76821 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, NATIONSTAR MORTGAGE LLC, the owner and holder of the Note, has requested Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Auction.com whose address is 1 Mauchly Irvine, CA 92618 or Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



POSTED December 28, 2022  
At 9:00 o'clock A.M.  
Elesa Ocker  
County Clerk, Runnels County, Texas  
By [Signature] Deputy

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Patrick Zwierns, Auction.com whose address is 1 Mauchly Irvine, CA 92618 or Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Patrick Zwierns, Auction.com whose address is 1 Mauchly Irvine, CA 92618 or Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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**SUBSTITUTE TRUSTEE**

Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Patrick Zwierns, Auction.com OR Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112