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NATIONSTAR MORTGAGE LLC (CXE)
PHELPS, JAMES
511 WEST TRAVIS STREET, DUBLIN, TX 76446

VA 494961411003
Firm File Number: 22-038814

POSTED
A.M. 10:00 P.M.

OCT 19 2022

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
By Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 30, 2019, **JAMES D. PHELPS, JR. AND ROSA M. PHELPS, HUSBAND AND WIFE**, as Grantor(s), executed a Deed of Trust conveying to RICHARD A. RAMIREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES in payment of a debt therein described. The Deed of Trust was filed in the real property records of **ERATH COUNTY, TX** and is recorded under Clerk's File/Instrument Number 2019-02431, 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, December 6, 2022** 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, the Substitute Trustee will sell said Real Estate at the County Courthouse in **ERATH COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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 Erath, State of Texas:

THE EAST 1/2 OF LOT 12, BLOCK 10, NORTH SIDE ADDITION, CITY OF DUBLIN, ERATH COUNTY, TEXAS WHICH SAID E/2 OF LOT 12, BLOCK 10, NORTH SIDE ADDITION TO DUBLIN, TEXAS IS DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE NEC OF LOT 12, BLOCK 10, NORTH SIDE ADDITION TO DUBLIN, TEXAS, FOR THE NEC OF THIS TRACT;
THENCE S 16°06' W WITH WEST SIDE OF A 20 FOOT ALLEY, 105.0 FEET TO AN IRON ROD AT THE SEC OF LOT 12, FOR THE SEC OF THIS TRACT;
THENCE N 71°00' W, 90.0 FEET TO AN IRON ROD SET IN THE SOUTH LINE OF LOT 12 FOR THE SWC OF THIS TRACT;
THENCE N 16°06' E, 105.0 FEET TO AN IRON ROD SET IN THE SOUTH LINE OF TRAVIS STREET AND THE NORTH LINE OF LOT 12, FOR THE NWC OF THIS TRACT;
THENCE S 71°00' E WITH SOUTH LINE OF TRAVIS STREET, 90.0 FEET TO THE PLACE OF BEGINNING.

Property Address: 511 WEST TRAVIS STREET
DUBLIN, TX 76446
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
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.

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

SUBSTITUTE TRUSTEE

Janet Pinder, Guy Wiggs, Donna Stockman, Brenda Wiggs, David Stockman, Michelle Schwartz, Jamie Dworsky, Kathy Arrington, Brandy Bacon or Angela Lewis
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day October 12, 2022.

By: 

H. Gray Burks IV

Texas Bar # 03418320

Ronny George

Texas Bar # 24123104

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Attorneys for Nationstar Mortgage LLC

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.