

OCT 12 2023

23-02870  
1324 FORREST DR, CANTON, TX 75103

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property:** The Property to be sold is described as follows:
- ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN VAN ZANDT COUNTY, TEXAS, A PART OF THE JAMES DOUTHIT SURVEY, ABSTRACT NO. 198, AND BEING LOT THIRTEEN (13) OUT OF BLOCK EIGHT (8) OF THE TOWN AND COUNTRY EXTENSION ADDITION TO THE CITY OF CANTON, TEXAS, AS SHOWN BY PLAT RECORDED IN VOLUME 4, PAGE 39, OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS. (GLIDE 106-A).
- Security Instrument:** Deed of Trust dated January 7, 2022 and recorded on January 12, 2022 at Instrument Number 2022-000478 in the real property records of VAN ZANDT County, Texas, which contains a power of sale.
- Sale Information:** December 5, 2023, at 11:00 AM, or not later than three hours thereafter, at the steps to the north entrance of the Van Zandt County Courthouse, 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 JACOB FALAGAN secures the repayment of a Note dated January 7, 2022 in the amount of \$188,000.00. NATIONSTAR MORTGAGE LLC, whose address is c/o ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and ServiceMac, 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.

**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.**

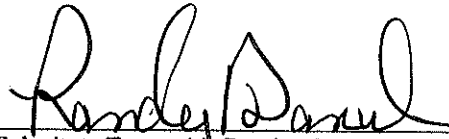
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**



4798770

*Nicki Company*


De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014



Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Randy Daniel, Cindy Daniel, Jim O'Bryant, Tionna Hadnot, Jim O'Bryant, Conrad Wallace, Meryl Olsen, Misty McMillan, Tiffiney Bruton, David Ray and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014

Certificate of Posting

I,   
~~DOBBE~~, 20~~08~~<sup>09</sup> I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VAN ZANDT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).  
on the 12 day of