

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
VARENA, BERNARDO AND DULCE GRIMALDO
111 E 13TH ST, BIG SPRING, TX 79720

FHA 49447529937030
Firm File Number: 21-036776

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 3, 2019, BERNARDO VARENA AND DULCE GRIMALDO, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to FORD DISHMAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR REPUBLIC STATE MORTGAGE CO., ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of HOWARD COUNTY, TX and is recorded under Clerk's File/Instrument Number 2019-00005577 Volume 1826, Page 545, 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

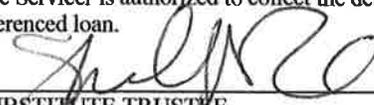
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 6, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Howard** 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 Howard, State of Texas:

BEING THE EAST 5' OF LOT TWO (2), ALL OF LOT THREE (3), BLOCK FIVE (5), HATHCOCK HEIGHTS ADDITION, AN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN ENVELOPE 49/A, PLAT RECORDS OF HOWARD COUNTY, TEXAS.

Property Address: 111 E 13TH ST
BIG SPRING, TX 79720
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
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.



SUBSTITUTE TRUSTEE
Shelley Nail, Donna Trout, Cassie Martin, Charles Green,
Kristie Alvarez, Kristopher Holub, Ramiro Cuevas, Patrick
Zwiers, Shawn Schiller
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

POSTED
FILED
21 MAY 27 AM 11:45
CLERK OF THE COURT
DEPUTY CLERK HOWARD COUNTY
DEPUTY

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.