

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/19/2003	Grantor(s)/Mortgagor(s): RAMON OMAR RODRIGUEZ AND RAMON F. RODRIGUEZ
Original Beneficiary/Mortgagee: WELLS FARGO HOME MORTGAGE, INC.	Current Beneficiary/Mortgagee: Nationstar Mortgage LLC
Recorded in: Volume: 1229 Page: 881 Instrument No: 03-8607	Property County: LLANO
Mortgage Servicer: Nationstar Mortgage LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019
Date of Sale: 1/7/2025	Earliest Time Sale Will Begin: 10:00 AM
Place of Sale of Property: Llano County Courthouse, 107 W. Sandstone Street, Llano, TX 78643 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: BEING LOT NO. FIFTY-SIX (56), ROSE HILL SUBDIVISION, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 1, PAGE 43, PLAT RECORDS OF LLANO COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Martha Rossington, T. Reynolds Rossington, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Auction.com, Martha Rossington or T. Reynolds Rossington, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 11/20/2024

[Handwritten Signature]

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Nationstar Mortgage LLC

Dated: *November 21st, 2024*

MARtha Rossington

Printed Name:

Martha Rossington

Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

**FORECLOSURE
FILED FOR POSTING**
Cecilia McClintock
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *C Spratlen* DEPUTY
DATE 11/21/2024
TIME 11:25am

MH File Number: TX-24-104701-POS
Loan Type: Conventional Residential