

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 25, 2009, JERRY KRAUSHAAR, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to ASHLEY B. PATTEN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ENVOY MORTGAGE, LTD in payment of a debt therein described. The Deed of Trust was filed in the real property records of **CONCHO COUNTY, TX** and is recorded under Clerk's File/Instrument Number 2009-031715 Volume 242, Page 207, rerecorded on September 14, 2009, as Instrument 2009-032099, Volume 0244, Page 67, re-recorded to add correct Exhibit A description 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, February 4, 2025** 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 **CONCHO 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 Concho, State of Texas:

BEING AN AREA OF 0.215 ACRE OF LAND OUT OF AND A PART OF THE EAST ONE-HALF OF THE SOUTH ONE-HALF OF LOT NO. TWO (2), BLOCK NO. FIVE (5) OF THE BALLARD FIRST ADDITION TO THE CITY OF EDEN, CONCHO COUNTY, TEXAS AN ADDITION OF RECORD IN VOLUME 1, PAGE 3, OF THE MAP RECORDS OF CONCHO COUNTY, TEXAS AND SAID 0.215 ACRE TRACT ALSO BEING THE SOUTH PART OF THAT CERTAIN 0.230 ACRE TRACT OF LAND DESCRIBED IN DEED FROM LETA MAE BURTON TO DAVID CODY EVANS AND WIFE, JENNIFER GAYLE EVANS DATED NOVEMBER 5, 1998 AND RECORDED IN VOLUME 184, PAGE 797, DEED RECORDS OF CONCHO COUNTY, TEXAS AND SAID 0.215 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID 0.230 ACRE TRACT AND SAID LOT 2, THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 5 AND CERTAIN 60' BY 60' TRACT DESCRIBED AND RECORDED IN VOLUME 130, PAGE 460, DEED RECORDS OF CONCHO COUNTY, TEXAS AND SAID BEGINNING CORNER ALSO BEING IN THE WEST LINE OF BURLESON STREET;

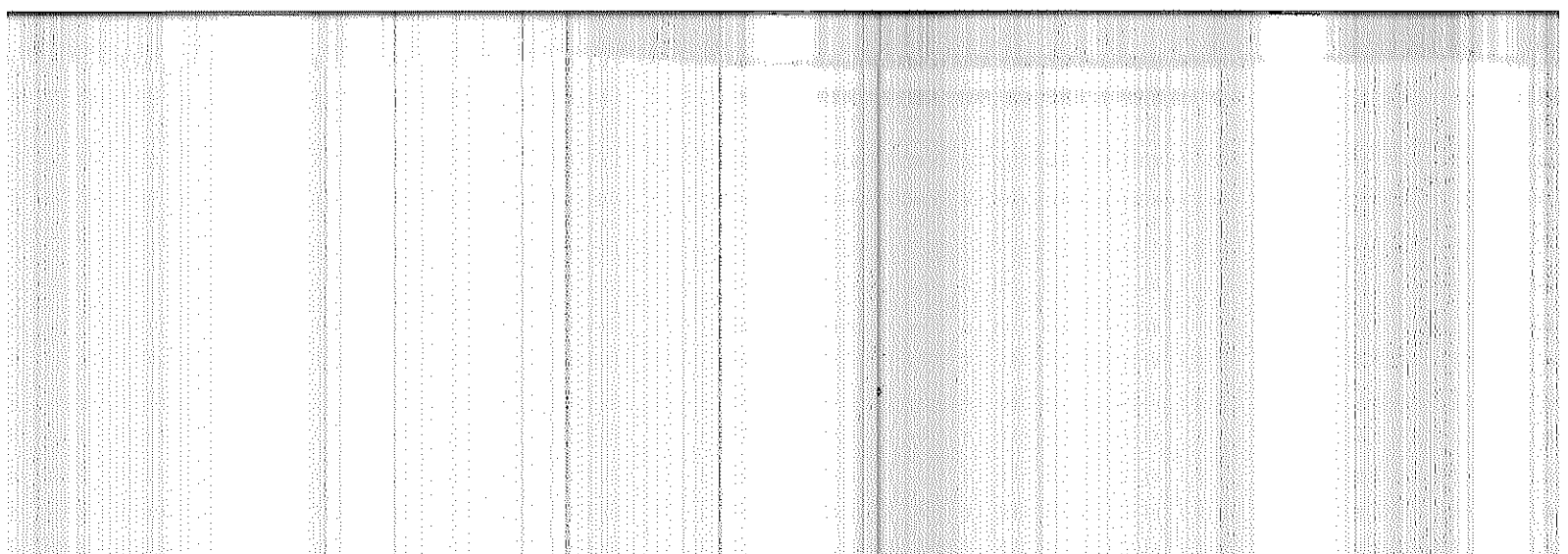
THENCE WITH THE SOUTH LINE OF THIS TRACT, SAID LOT 2, AND SAID 0.230 ACRE TRACT, WEST 100.00 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND SAID 0.230 ACRE TRACT AND THE SOUTHEAST CORNER OF A TRACT DESCRIBED AS THE WEST ONE-HALF OF THE SOUTH ONE-HALF OF LOT 2, BLOCK 5 IN A DEED DATED JANUARY 16, 1998 FROM TINA D. COX TO MIKE CRAIG DESCRIBED AND RECORDED IN VOLUME 181, PAGE 252, OFFICIAL PUBLIC RECORDS OF CONCHO COUNTY, TEXAS;

THENCE WITH THE WEST LINE OF THIS TRACT AND SAID 0.230 ACRE TRACT AND THE EAST LINE OF SAID CRAIG TRACT, NORTH 93.81 FEET TO A 1/4" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 0.014 ACRE TRACT DESCRIBED IN CORRECTION DEED TO CHARLES SIVELLS BY CODY EVANS AND JENNIFER EVANS DATED DECEMBER 26, 2002 AND RECORDED IN VOLUME 206, PAGE 105, OFFICIAL PUBLIC RECORDS OF CONCHO COUNTY, TEXAS;

THENCE WITH THE NORTH LINE OF THIS TRACT AND THE SOUTH LINE OF SAID 0.014 ACRE TRACT, S. 89° 42' 28" E. 100.00 FEET TO A 1/4" IRON ROD WITH CAP SET FOR THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF SAID 0.014 ACRE TRACT;

THENCE WITH THE EAST LINE OF THIS TRACT, SAID 0.230 ACRE TRACT AND THE WEST LINE OF SAID BURLESON STREET, SOUTH 93.30 FEET TO THE PLACE OF BEGINNING AND CONTAINING AN AREA OF 0.215 ACRE OF LAND.

Property Address: 15 BURLESON STREET
EDEN, TX 76837
Mortgage Servicer: NATIONSTAR MORTGAGE LLC



Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BOULEVARD
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.

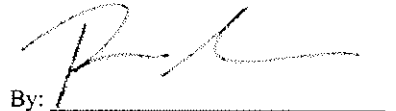
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

SUBSTITUTE TRUSTEE

Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Kevin Key, Jay Jacobs, Kristopher Holub, Patrick Zwiers, Amy Ortiz,
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day December 23, 2024.




By: _____
Ronny George
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Houston, TX 77040
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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.

FILED
The 30th Day of December
2024 at 10:49 O'clock A M
Ambler Hall
Concho Clerk, Concho Co. TX
By [Signature]