

1:40:10 PM Scurry Co Clerk
SEP 25 2025 3:27

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Terry Browder, Laura Browder, Agency Sales and
Posting LLC
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000487-25-1

APN 12703 | 01-0208-0160-0032-0004

TO No 250453591

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 21, 2017, RANDY HERRERA AND BRITTANY HERRERA, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of JONI BAQUERIZO as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AMERICAN SOUTHWEST MORTGAGE FUNDING CORP., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$162,011.00, payable to the order of Nationstar Mortgage LLC as current Beneficiary, which Deed of Trust recorded on June 22, 2017 as Document No. 2017-20171900 and that said Deed of Trust was modified by Modification Agreement and recorded December 27, 2021 as Instrument Number 20215179 in Scurry County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Terry Browder, Laura Browder, Agency Sales and Posting LLC or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Nationstar Mortgage LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

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NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 2, 2025 at 01:00 PM, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Scurry County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: On the north steps of the Scurry County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Nationstar Mortgage LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Nationstar Mortgage LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 25 day of Sept., 2025.

By Terry Browder, Laura Browder, Agency Sales and Posting LLC
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and
Marshall at (866) 539-4173**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (948) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

ALL OF LOT NUMBER TWO (2), IN BLOCK NUMBER THIRTY-TWO (32), OF THE WINSTON COMPANY, INC. REPLAT OF BLOCKS 29, 30, 31, 32 AND 33, OF THE COLONIAL HILL ADDITION TO THE CITY OF SNYDER, SCURRY COUNTY, TEXAS, AS THE SAME APPEARS ACCORDING TO THE REPLAT OF SAID ADDITION, WHICH IS RECORDED IN CABINET "A", SLIDE 92, PLAT RECORDS, SCURRY COUNTY, TEXAS. SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS IN, ON AND UNDER THE ABOVE-DESCRIBED PROPERTY; SAME HAVING BEEN PREVIOUSLY RESERVED. SUBJECT TO ANY AND ALL VALID AND SUBSISTING COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS-OF-WAY PROPERLY FOUND OF RECORD.