

7-1 F11

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 8/17/2023	Grantor(s)/Mortgagor(s): GEORGE CHRIS CORONADO JR, SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR BAY EQUITY LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Nationstar Mortgage LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2023-15923	Property County: HUNT
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 Boulevard, Coppell, TX 75019
Date of Sale: 7/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, 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.

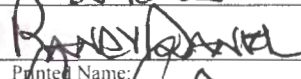
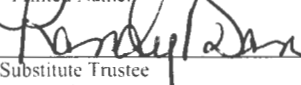
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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: 5/14/2025



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

Dated: 5-15-25


Printed Name: Randy Daniel

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

FILED FOR RECORD
at 9:12 o'clock A M

MAY 15 2025

MH File Number: TX-25-107532-POS
Loan Type: Conventional Residential


BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

Exhibit "A"
Property Description

Being all that certain lot, tract or parcel of land situated in the C.A. Warfield Survey, Abstract No. 1113, Hunt County, Texas, being a tract of land described in deed to W.D. Cummings, recorded in Volume 1990, Page 7679, Deed Records, Hunt County, Texas (D.R.H.C.T.), and being more particularly described by the following metes and bounds description:

Beginning at a 1/2 inch iron rod found for corner at the intersecting East line of 3rd Street and the South line of an alley right-of-way, being the Northerly Northwest corner of said Cummings tract;

Thence North 89 deg. 45 min. 36 sec. East, a distance of 100.00 feet to a point for corner at the Northwest corner of a tract land described in deed to Brian Kellogg and Nelda Kellogg, husband and wife, recorded under Instrument No. 2016-1282 (D.R.H.C.T.)

Thence South 00 deg. 08 min. 11 sec. East, a distance of 165.00 feet to a point for corner at an ell corner of said Kellogg tract;

Thence South 89 deg. 45 min. 36 sec. West, a distance of 100.00 feet to a point for corner in the said East line of 3rd Street, at the Central Northwest corner of said Kellogg tract;

Thence North 00 deg. 08 min. 11 sec. West, with the said East line a distance of 165.00 feet to the Place of Beginning and containing 16,500 square feet or 0.38 of an acre of land, also known as 4603 3rd Street, Greenville, TX 75401.