

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 09/02/2025

Time: Between 1:00PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hunt County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 20, 2017 and recorded in the real property records of Hunt County, TX and is recorded under Clerk's Instrument Number 2017-14751, with Jessy A. Santangelo (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for The First National Bank of Trenton mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jessy A. Santangelo, securing the payment of the indebtedness in the original amount of \$82,828.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN HUNT COUNTY, TEXAS, AND BEING A PART OF THE JAMES LEVINS SURVEY, ABSTRACT NO. 595 IN SAID COUNTY AND STATE AND BEING LOT 9 AND LOT NO. 21 IN BLOCK TWELVE (12) IN UNIT NO. THREE (3) OF PANORAMA ESTATES, A SUBDIVISION ON THE SHORES OF LAKE TAWAKONI IN HUNT COUNTY, TEXAS ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 400, PAGE 290 OF DEED RECORDS OF HUNT COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES.

FILED FOR RECORD
at 1:06 o'clock PM

JUL 24 2025

BECKY LANDRUM
County Clerk, Hunt County, Tex.

by

St. K. Jones



4848693

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz Esq., or Carson Emmons, Esq., or Justin Ritchie, Esq., or Jeffrey Kramer, Esq., or Agency Sales and Posting LLC whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 or Auction.com LLC or Xome Inc. and Tejas Corporate Trustee LLC. or Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris or Richard Paul Carr Jr, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Margaret Rosanne Kayl or Robert LaMont, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

07/22/2025

Executed on

/s/Kirk Schwartz

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Carson Emmons, Esq.
Justin Ritchie, Esq.
Jeffrey Kramer, Esq.
6565 N. MacArthur, Suite 470
Irving, TX 75039

7-23-25

Executed on

Randy Daniel

SUBSTITUTE TRUSTEE

Agency Sales & Posting
Agency Sales and Posting LLC, or AUCTION.COM
LLC, OR Randy Daniel or Cindy Daniel or Liz Hach
or Cheryl Harris
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Randy Daniel, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 7-24-25 I filed at the office of the Hunt County Clerk and caused to be posted at the Hunt County courthouse this notice of sale.

Declarants Name:

Date:

Randy Daniel
7-24-25