

23TX935-0571  
399 POSSUM TROT, BURNET, TX 78611

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## NOTICE OF FORECLOSURE SALE

**Property:** The Property to be sold is described as follows:

BEING LOT FOUR (4), WEST HILL ESTATES, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN DOCUMENT NO. 201801761, OF THE OFFICIAL RECORDS OF BURNET COUNTY, TEXAS.

**Security Instrument:** Deed of Trust dated April 5, 2019 and recorded on April 9, 2019 as Instrument Number 201903483 in the real property records of BURNET County, Texas, which contains a power of sale.

**Sale Information:** May 07, 2024, at 1:00 PM, or not later than three hours thereafter, at the area on the east side of the Burnet County Courthouse (outside the county clerk's office), or in inclement weather the east hallway inside the courthouse, outside the doorway to the county clerk's office, or as designated by the County Commissioners Court.

**Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

**Obligation Secured:** The Deed of Trust executed by SHANE RAMEY AND SHERRY RAMEY secures the repayment of a Note dated April 5, 2019 in the amount of \$235,653.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

**Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



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Substitute Trustee(s): Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, C Jason Spence, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Dustin George

**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.**

**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.**



Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



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c/o Miller, George & Suggs, PLLC  
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Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 29 day of Feb., 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BURNET County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).