



\*VG-371-2023-5\*

Blanco County  
Laura Walla  
Blanco County Clerk

Instrument Number: 5

Foreclosure Posting

Recorded On: January 30, 2023 09:59 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 5  
Receipt Number: 20230130000006  
Recorded Date/Time: January 30, 2023 09:59 AM  
User: Melody E  
Station: cclerk01

**Record and Return To:**  
MARTHA ROSSINGTON



STATE OF TEXAS  
Blanco County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla  
Blanco County Clerk  
Blanco County, TX

NATIONSTAR MORTGAGE LLC (CXE)  
KUHNEL, JENNIFER  
519 CLEAR CREEK RD, BLANCO, TX 78606

CONVENTIONAL  
Firm File Number: 23-039466

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 19, 2013, JENNIFER KUHNEL, as Grantor(s), executed a Deed of Trust conveying to KAREN MAWYER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of BLANCO COUNTY, TX and is recorded under Clerk's File/Instrument Number 132549, 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, March 7, 2023 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 BLANCO 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 Blanco, State of Texas:

BEING SITUATED IN BLANCO COUNTY, TEXAS, AND BEING KNOWN AND DESIGNATED AS TRACT NO. 32, CLEAR CREEK RANCH, A SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGES 48-49, MAP AND PLAT RECORDS OF BLANCO COUNTY, TEXAS.

Property Address: 519 CLEAR CREEK RD  
BLANCO, TX 78606  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Mortgagee: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
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**

T. Reynolds Rossington, Martha Rossington, Jill Nichols, Meghan Lamonte, Kevin Key, Jay Jacobs, Ramon Perez, Amy Ortiz, Dylan Ruiz, Violet Nunez, I Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day January 27, 2023.

By: 

William Jennings

Texas Bar# 24127205

H. Gray Burks IV

Texas Bar # 03418320

Ronny George

Texas Bar # 24123104

wjennings@logs.com

gburks@logs.com

rgeorge@logs.com

13105 Northwest Freeway, Suite 960

Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

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.**

Posted by: T Reynolds Rossington

