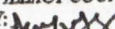


SEP 23 2021 @ 10:54 am

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
AGUILAR, BONIFACIO AND ESTATE OF SAFIRA R.  
711 WEST RODRIGUEZ AVENUE, RAYMONDVILLE, TX  
78580

VA 626261247470  
Firm File Number: 19-032045

SUSAN R. GARZA, CLERK  
WILLACY COUNTY, TEXAS  
BY:  DEPUTY

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 29, 2015, BONIFACIO AGUILAR AND SAFIRA R AGUILAR, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to LAUREL A. MEYER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILLACY COUNTY, TX and is recorded under Clerk's File/Instrument Number 20150001156 Volume 0625, Page 0195, 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

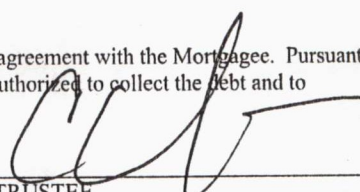
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 2, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Willacy 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 Willacy, State of Texas:

THE EAST ONE-HALF (E. 1/2) OF LOT TWELVE (12) AND ALL OF LOTS THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16) AND THIRTY-FOUR (34), BLOCK SIXTY (60), RAYMONDVILLE ORIGINAL TOWNSITE, WILLACY COUNTY, TEXAS, AS SHOWN ON MAP THEREOF RECORDED IN VOLUME 1, PAGE 71, MAP RECORDS, WILLACY COUNTY, TEXAS.

Property Address:	711 WEST RODRIGUEZ AVENUE RAYMONDVILLE, TX 78580
Mortgage Servicer:	NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee:	THE VETERANS LAND BOARD OF THE STATE OF TEXAS 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.

  
 \_\_\_\_\_  
 SUBSTITUTE TRUSTEE  
~~Connie Cobb~~, Sarah Champine, Luis Garcia, Constance L  
 ewis, Clyde Cobb, Montgomery Medley, Julie Martin, Bo  
 b Frisch, Arnold Mendoza, Jodi Steen, Ramon Perez, Auc  
 tion.com  
 c/o Law Office of Gerald M. Shapiro, LLP  
 13105 Northwest Freeway, Suite 1200  
 Houston, TX 77040  
 (713) 462-2565

**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.**