

**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: September 02, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: WEST DOOR AT 204 EAST OAK STREET, COMANCHE, TX or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 07, 2023 and recorded in Document VOLUME 515, PAGE 331 real property records of COMANCHE County, Texas, with ELIZABETH L AGUILAR, A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ELIZABETH L AGUILAR, A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$119,900.00, 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.** The property to be sold is described in the attached Exhibit A.

**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 § 51.0025, 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:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead KIM ANDERSON, RON ANDERSON, JAY JACOBS, ALEXIS MENDOZA, KEVIN KEY, KRISTOPHER HOLUB, PATRICK ZWIERS, OR AUCTION.COM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Ryan Bourgeois


**Certificate of Posting**

My name is KEVIN KEY, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-7-2025 I filed at the office of the COMANCHE County Clerk and caused to be posted at the COMANCHE County courthouse this notice of sale.

Kevin Key  
Declarants Name: KEVIN KEY  
Date: 8-7-2025

**FILED**  
**AT 2:00 O'CLOCK 2 M**

**AUG 7 2025**

  
Clerk, County Court Comanche Co., Texas

**EXHIBIT "A"**

BEING A PORTION OF BLOCK 8, WALCOTT ADDITION, AN ADDITION TO THE CITY OF COMANCHE, COMANCHE COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO VICKIE HARVICK, AS RECORDED IN VOLUME 1115, PAGE 393, DEED RECORDS, COMANCHE COUNTY, TEXAS (DRCCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARING BEING U.S. STATE PLANE GRID - TEXAS CENTRAL ZONE (4203) NAD83 AS ESTABLISHED USING THE ALLTERRA RTKNET COOPERATIVE NETWORK. REFERENCE FRAME IS NAD83(2011) EPOCH 2010.0000. DISTANCES SHOWN

ARE U.S. SURVEY FEET DISPLAYED IN SURFACE VALUES).

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE OF W. HIGHLAND AVE. FOR THE NORTHWEST CORNER OF SAID HARVICK TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO LINDA GOWIN, AS RECORDED IN VOLUME 963, PAGE 107, DRCCT, FROM WHICH THE NORTHWEST CORNER OF SAID BLOCK 8 BEARS SOUTH 89° 17'01" WEST, A DISTANCE OF 150.43 FEET;

THENCE NORTH 89°17'01" EAST, WITH THE SOUTH LINE OF W. HIGHLAND AVE., A DISTANCE OF 75.00 FEET TO A POINT IN A WATER METER FOR THE NORTHEAST CORNER OF SAID HARVICK TRACT AND THE NORTHWEST CORNER OF THE OSCAR HILL ESTATE LOT (NO RECORDING INFORMATION FOUND);

THENCE SOUTH 00°57'05" EAST, OVER AND ACROSS SAID BLOCK 8 AND WITH THE EAST LINE OF SAID HARVICK TRACT AND GENERALLY ALONG A WOOD FENCE, A DISTANCE OF 146.47 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID HARVICK TRACT AND BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO ROBERT L. REEDY, ET UX., AS RECORDED IN VOLUME 718, PAGE 356, DRCCT, FROM WHICH A 3 INCH PIPE FENCE CORNER POST BEARS SOUTH 89°14'00" EAST, A DISTANCE OF 0.40 FEET;

THENCE NORTH 89° 14'00" WEST, WITH THE OCCUPIED COMMON LINE OF SAID HARVICK TRACT AND SAID REEDY TRACT, A DISTANCE OF 75.03 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID HARVICK TRACT AND THE NORTHWEST CORNER OF SAID REEDY TRACT, ALSO BEING IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO DAVID L. BAWLEY, AS RECORDED IN VOLUME 1014, PAGE 463, DRCCT, FROM WHICH A 3 INCH PIPE FENCE CORNER POST BEARS SOUTH 89°14'00" EAST, A DISTANCE OF 0.72 FEET;

THENCE NORTH 00°57'05" WEST, WITH THE WEST LINE OF SAID HARVICK TRACT, A DISTANCE OF 144.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,912 SQUARE FEET OR 0.251 OF AN ACRE OF LAND.