

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 135480-TX

Date: October 7, 2025

County where Real Property is Located: Brewster

ORIGINAL MORTGAGOR: SCOTT S HEYSQUIERDO, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR MID AMERICA MORTGAGE, INC.,
ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: Nationstar Mortgage LLC

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

DEED OF TRUST DATED 9/13/2013, RECORDING INFORMATION: Recorded on 9/13/2013, as Instrument No.
94949 in Book 294 Page 733

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL OF LOT TWO (2), TORONTO CREEK
ESTATES, A SUBDIVISION OF BREWSTER COUNTY, AS PER A PLAT ON FILE IN ENVELOPE #303-
A, PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK OF BREWSTER COUNTY, TEXAS,
AND AS SHOWN ON EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/2/2025, the foreclosure sale will be conducted in
Brewster County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for Nationstar
Mortgage LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan.
NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing the Mortgagee,
whose address is:

Nationstar Mortgage LLC
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER
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



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authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Filed By
[Signature]
10-9-25

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

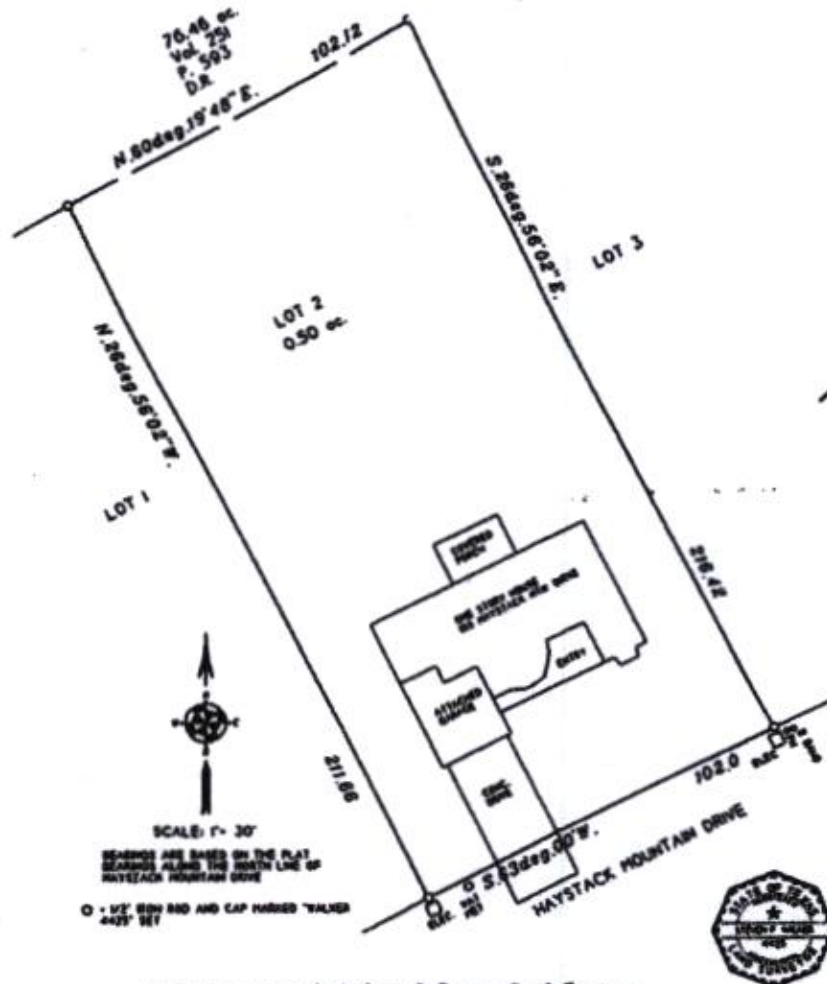
At 3:17 FILED o'clock P M
Date October 9, 2025

SARAH LUJAN
County Clerk, Brewster County, TX
By [Signature] Deputy

135480-TX

EXHIBIT A

All of Lot Two (2), TORONTO CREEK ESTATES, a subdivision of Brewster County, as per a plat on file in Envelope #303-A, Plat Records in the Office of the County Clerk of Brewster County, Texas, and as shown on Exhibit "A", Survey Plat, attached and made a part hereof:



PLAT of a survey of all of Lot 2, Toronto Creek Estates, a subdivision of Brewster County, as per a plat on file in Envelope #303-A, Plat Records, in the office of the County Clerk, Brewster County, Texas

ACCORDING TO THE PREVIOUS COMPAST-FINAL, NUMBER 420004 0700 C DATED 07/01/08, THIS LOT IS IN ZONE A, SPECIAL FLOOD HAZARD AREA. BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. HOWEVER, A BASE FLOOD ELEVATION HAS BEEN DETERMINED BY BREWSTER COUNTY FLOOD AUTHORITY

I hereby certify that this plat represents the results of an actual survey on the ground made by me and that the lines and corners found or set are true and correct to the best of my knowledge and belief

Steven F. Walker
Steven F. Walker
Registered Professional Land Surveyor #4425
Date: December 23, 2008

WALKER LAND SURVEYING
405 E. Ave. 8
Alpine, TX
79830
432-837-7272