

SELECT PORTFOLIO SERVICING, INC. (SPS)  
 HERNANDEZ, RUBEN  
 479 PRIVATE RD 201F, SEMINOLE, TX 79360

CONVENTIONAL  
 Firm File Number: 21-036660

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 16, 2019, RUBEN OCHOA HERNANDEZ, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to JOHN A. DOUGLAS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SECURITYNATIONAL MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of GAINES COUNTY, TX and is recorded under Clerk's File/Instrument Number 2019-02232, 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, September 7, 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 **Gaines** 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 Gaines, State of Texas:

LOT 81, GREENWILL ESTATES, A SUBDIVISION LOCATED IN THE CENTRAL PART OF THE N/2 OF SECTION 185, BLOCK G, WTRR CO SURVEY, GAINES COUNTY, TEXAS, AS PER PLAT RECORDED IN PLAT CABINET #148, PLAT RECORDS OF GAINES COUNTY, TEXAS; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.

Property Address:	479 PRIVATE RD 201F SEMINOLE, TX 79360
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST 2019-6, MORTGAGE-BACKED CERTIFICATES, SERIES 2019-6 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119

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

Shelley Nail, Cassie Martin or Donna Trout, Zane Nail  
 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.**