

NATIONSTAR MORTGAGE LLC (CXE)
ELLIOTT, CHARLES
230 MAGNOLIA TRAIL, LUMBERTON, TX 77657

FHA 512-2001545703
Firm File Number: 22-039346

FILED FOR RECORD
2023 JUN 29 PM 1:13

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 7, 2015, CHARLES JEFFERY ELLIOTT AND WIFE, EVELYN ELLIOTT, as Grantor(s), executed a Deed of Trust conveying to MALCOLM D. GIBSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FLAGSTAR BANK, FSB in payment of a debt therein described. The Deed of Trust was filed in the real property records of HARDIN COUNTY, TX and is recorded under Clerk's File/Instrument Number 2015-57898, to which reference is herein made for all purposes.

HARDIN COUNTY CLERK
HARDIN COUNTY, TEXAS
BY: *Alan J...*

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, August 1, 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 **HARDIN 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 Hardin, State of Texas:

BEING LOT SEVENTY-FOUR (74), VILLAGE CREEK ESTATES, A SUBDIVISION LOCATED IN HARDIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 76, PLAT RECORDS OF HARDIN COUNTY, TEXAS

Property Address: 230 MAGNOLIA TRAIL
LUMBERTON, TX 77657
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: LAKEVIEW LOAN SERVICING, LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

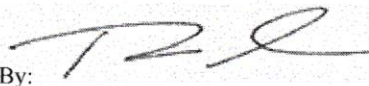
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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
Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez
750 TX-121 #100
Lewisville, TX 75067

WITNESS MY HAND this day June 26, 2023.

Margie Allen
Substitute Trustee

By: 
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Attorneys for Lakeview Loan Servicing, 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.