



NATIONSTAR MORTGAGE LLC (CXP)
CARLSON, SHIRLEY
25311 BLUFF VIEW CT, MAGNOLIA, TX
77355

FHA 4939126848703 Firm File
Number: 23-039621

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 8, 2009, SHIRLEY CARLSON, AN UNMARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to STEVE HOLMES & ASSOCIATES P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALACRITY LENDING COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of WALLER COUNTY, TX and is recorded under Clerk's File/Instrument Number 903191 Volume 1164, Page 178, 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, April 4, 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 WALLER 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 Waller, State of Texas:

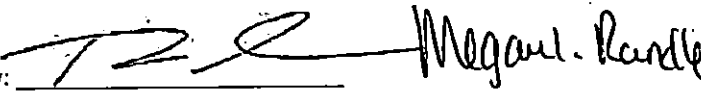
LOT EIGHTEEN (18), IN BLOCK THREE (3) OF REMINGTON FOREST, SECTION ONE (1), A SUBDIVISION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 681, PAGE 814 OF THE OFFICIAL RECORDS OF WALLER COUNTY, TEXAS

Property Address: 25311 BLUFF VIEW CT
MAGNOLIA, TX 77355
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

WITNESS MY HAND this day February 20, 2023.

By:  Megauel Randle

SUBSTITUTE TRUSTEE

Amar Sood, Patricia Poston, David Poston, Chris Poston or Nick Poston, and Jamie Dworsky 4600 Fuller Ave., Suite 400 Irving, TX 75038

William Jennings
Texas Bar# 24127205
H. Gray Burks IV
Texas Bar # 03418320
Ronny George Texas
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13105 Northwest Freeway, Suite 960 Houston,
TX 77040 Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823 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.

FILED AND RECORDED

Instrument Number: 23-019

Filing and Recording Date: 02/23/2023 02:53:36 PM Pages: 4 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: