

NATIONSTAR MORTGAGE LLC (CXE)
MILSTEAD, JAMES
820 EAST COLORADO STREET, PEARSALL, TX 78061

FHA 514-2061408703
Firm File Number: 23-039415

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 18, 2019, JAMES WESLEY MILSTEAD, UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to BARBARA JONES, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR THRIVE MORTGAGE, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of **FRIO COUNTY, TX** and is recorded under Clerk's File/Instrument Number 0156034 Volume 275, Page 522, 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 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **FRIO 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 Frio, State of Texas:

THE NORTHEAST ONE-QUARTER (NE 1/4) OF BLOCK SEVENTY-SIX (76) OF THE CITY OF PEARSALL, FRIO COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN ENVELOPE NO. 14 OF THE MAP AND PLAT RECORDS OF FRIO COUNTY, TEXAS.

Property Address: 820 EAST COLORADO STREET
PEARSALL, TX 78061
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: LAKEVIEW LOAN SERVICING, LLC
8950 CYPRESS WATERS BLVD
COPELL, TX 75019

FILED
At 8:48 o'clock A M
This 9 day of Feb-23
Aaron T. Ibarra
Clerk County Court FRIO COUNTY, TX
BY: [Signature] DEPUTY

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

Troy Martin, Deborah Martin, Irene Salazar, Deanna Ray, Vanessa Ramos, Richard Holton, Chris LaFond, Alexis Martin, Cassie Martin, Terri Martin, Calvin Speer, Wendy Speer, Melody Speer, Nancy Gomez, Leo Gomez Wayne Daughtry or Shelby Martin or Vicki Rodriguez
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day February 7, 2023.



By: _____
William Jennings
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H. Gray Burks IV
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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.