

NATIONSTAR MORTGAGE LLC (CXE)
BIRCH, CODY
121 TALON DRIVE, LULING, TX 78648

FHA 514-1773566203
Firm File Number: 22-039303

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 4, 2018, CODY BIRCH, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to STEVEN J. KUBIK, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SOUTHWEST FUNDING, LP in payment of a debt therein described. The Deed of Trust was filed in the real property records of CALDWELL COUNTY, TX and is recorded under Clerk's File/Instrument Number 2018-006173, 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, March 7, 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 CALDWELL 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 Caldwell, State of Texas:

BEING LOT 23, BLOCK B, RIVERSIDE GROVE AMENDED, CITY OF LULING, CALDWELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT CABINET B, SLIDE 14 OF THE PLAT RECORDS, CALDWELL COUNTY, TEXAS.

Property Address: 121 TALON DRIVE
LULING, TX 78648
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: LAKEVIEW LOAN SERVICING, LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

Filed this 19th day of Jan 2023
10:07 AM

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy

Sandra Guerra

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

Sharlet Watts, Angela Zavala, Michelle Jones, Jennifer Sakiewicz, Richard Zavala, Jr or Deanna Ray
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day January 16, 2023.

By: 

William Jennings

Texas Bar# 24127205

H. Gray Burks IV

Texas Bar # 03418320

Ronny George

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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.