

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
MANCILLA, ERIK  
8210 STARFISH ROAD, COVE, TX 77523

VA 62-62-6-1339841  
Firm File Number: 19-034247

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 23, 2018, ERIK MANCILLA, AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR, LOANDEPOT.COM, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of CHAMBERS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2018-130606, 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, January 7, 2020** 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 in the area designated by the Commissioners Court, of Chambers 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 Chambers, State of Texas:

LOT TWENTY-THREE (23) BLOCK FOUR (4), OF JOSEPH'S COVE, SEC 2, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN INSTRUMENT NO. 122210 OF THE COUNTY CLERK'S RECORDS OF CHAMBERS COUNTY, TEXAS.

Property Address: 8210 STARFISH ROAD  
COVE, TX 77523  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
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.

  
SUBSTITUTE TRUSTEE

Amy Bowman, Reid Ruple, Evan Press, Cary Corenblum,  
Aarti Patel, Joshua Sanders, Jim Dolenz, Mariel Marroquin,  
Paulette McCrary, Kristopher Holub, Julia Perrine,  
Tommy Jackson, Ron Harmon, Tiffany Beggs, Ron  
Harmon or Carolyn Ciccio  
c/o Shapiro Schwartz, 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.**

**FILED FOR RECORD IN:**  
Chambers County  
On: 11/12/2019 8:06:25 AM  
Doc Number: 2019-2915  
Number of Pages: 1  
Amount: 10.00  
Order#: 20191112000019  
By: SL



Heather H. Hawthorne, County Clerk

Recorded: 