

NATIONSTAR MORTGAGE LLC (CXE)
MCMINN, CASEY
804 LEE AVENUE, ANAHUAC, TX 77514

FHA 512-3300981703
Firm File Number: 20-035756

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 15, 2019, CASEY R MCMINN AND MICKICHELE SHERRILL, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to SCOTT EVERETT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING 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 2019-139812, 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, May 2, 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 **CHAMBERS 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 Chambers, State of Texas:

LOT "J", BLOCK 3A OF SUNNYSIDE ADDITION NO. 2, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "A", PAGE 42 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

Property Address: 804 LEE AVENUE
ANAHUAC, TX 77514
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPELL, TX 75019

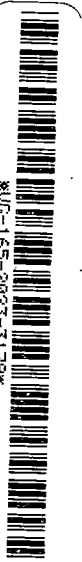
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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
Tommy Jackson, Ron Harmon, Keata Smith or Carolyn Ciccio, Stephanie Hernandez
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day February 24, 2023.

By: 
William Jennings
Texas Bar# 24127205
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
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Attorneys for Nationstar Mortgage 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 FOR RECORD IN:
Chambers County
On: 2/27/2023 11:22:31 AM
Doc Number: 2023 - 3179
Number of Pages: 2
Amount: 10.00
Order#: 20230227000038
By: TW



Heather H. Hawthorne, County Clerk

Recorded: *Walker*