

NATIONSTAR MORTGAGE LLC (CXE)  
 HUDDLESTON, JAMES  
 2415 93RD STREET, LUBBOCK, TX 79423

FHA 494-4742212203  
 Firm File Number: 23-039470

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 29, 2019, JAMES HUDDLESTON, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to THOMAS E BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORIA DEVELOPMENT INC. DBA PEOPLES MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of LUBBOCK COUNTY, TX and is recorded under Clerk's File/Instrument Number 2019020135, 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 LUBBOCK 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 Lubbock, State of Texas:

LOT FORTY-EIGHT (48), BICENTENNIAL ESTATES ADDITION TO THE CITY OF LUBBOCK, LUBBOCK COUNTY, TEXAS, ACCORDING TO THE MAP PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 1506, PAGE 650 OF THE DEED RECORDS OF LUBBOCK COUNTY, TEXAS.

Property Address: 2415 93RD STREET  
 LUBBOCK, TX 79423  
 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**

SUBSTITUTE TRUSTEE  
 Terry Browder, Laura Browder, Marsha Monroe, Laura Browder, Jamie Osborne  
 3225 Rainbow Drive, Suite 248-B  
 Rainbow City, AL 35906



WITNESS MY HAND this day February 22, 2023.



By:  
 William Jennings  
 Texas Bar# 24127205  
 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.**

## FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
02/23/2023 11:20 AM  
FEE: \$3.00  
2023006781