

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOTS NO. SEVENTEEN (17), AND EIGHTEEN (18), BOCA CHICA VIII, A SUBDIVISION IN JACKSON COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN SLIDES 171-A AND 171-B, MAP AND PLAT RECORDS OF JACKSON COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated June 28, 2019 and recorded on July 8, 2019 Book 584 Page 100 as Instrument Number 2019-01626 in the real property records of JACKSON County, Texas, which contains a power of sale.

Sale Information:

August 01, 2023, at 10:00 AM, or not later than three hours thereafter, at the downstairs main lobby at the front door of the Jackson County Courthouse facing Main Street, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by CHELSEA MELANCON AND KORI MELANCON secures the repayment of a Note dated June 28, 2019 in the amount of \$171,830.00. LAKEVIEW LOAN SERVICING LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

Filed 6/8/23 @ 11:45am
Not Compared
Katherine R. Brooks Clerk of County
Court

JACKSON COUNTY, TEXAS

BY [Signature]



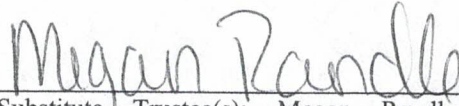
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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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 DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Megan Randle, Ebbie
Murphy, Aarti Patel, Dylan Ruiz, Aleena Litton,
Kathleen Adkins, Evan Press, Patsy Anderson,
Michelle Foltz, Debby Jurasek, Megan L. Randle,
Jennyfer Sakiewicz, Elizabeth Anderson, Dustin
George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of JACKSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).