

NATIONSTAR MORTGAGE LLC (CXE)
SIMMONS, ESTATE OF CARLTON F. AND LETA I
27015 STONEWOOD DRIVE, WHITNEY, TX 76692

CONVENTIONAL
Firm File Number: 19-034254

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2023 OCT 19 PM 1:54
#61

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 1, 2004, CARLTON F. SIMMONS, HUSBND AND LETA I. SIMMONS, WIFE, as Grantor(s), executed a Deed of Trust conveying to R.J. DANIEL, as Trustee, the Real Estate hereinafter described, to CORNERSTONE MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of HILL COUNTY, TX and is recorded under Clerk's File/Instrument Number 10384 Volume 1313, Page 0637, 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, December 5, 2023 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in HILL 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 Hill, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN HILL COUNTY, TEXAS, AND BEING LOT FIFTEEN (15), WHITE BLUFF TWENTY-SEVEN (27) SUBDIVISION, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN A-148, PLAT RECORDS HILL COUNTY, TEXAS.

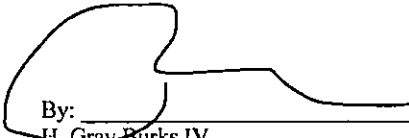
Property Address: 27015 STONEWOOD DRIVE
WHITNEY, TX 76692
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: THE VETERANS LAND BOARD OF THE STATE OF TEXAS
8950 CYPRESS WATERS BOULEVARD
COPPELL, TX 75019

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
Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky
750 TX-121 #100
Lewisville, TX 75067

WITNESS MY HAND this day October 18, 2023.

By: 
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Texas

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.