

23-094028

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: July 15, 2019	Original Mortgagor/Grantor: CHRISTOPHER A. PRICHARD
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY. AS NOMINEE FOR FOR NATIONS RELIABLE LENDING, LLC.. ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2019017788	Property County: LIBERTY
Mortgage Servicer: Nationstar Mortgage LLC d b/a/ Mr. Cooper	Mortgage Servicer's Address: 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.

Secures: Note in the original principal amount of \$134,911.00, executed by CHRISTOPHER A. PRICHARD and payable to the order of Lender.

Property Address/Mailing Address: 2519 MAPLE STREET, LIBERTY, TX 77575

Legal Description of Property to be Sold: LOTS 14 AND 15 IN BLOCK F OF BILL DAVIS SUBDIVISION OF LOT 12, OUTER BLOCK 4, A PART OF LOT 1, OUTER BLOCK 5, PART OF LOT 2, OUTER BLOCK 7 AND PART OF LOT 1, OUTER BLOCK 6 OF THE CITY OF LIBERTY, LIBERTY COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 153 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

APN# 003660-000044-007.

Date of Sale: June 6, 2023	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.



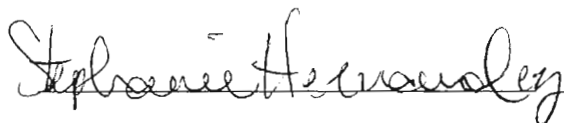
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC*, the owner and holder of the Note, has requested Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has have been appointed Substitute Trustee in the place of the original trustee. in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Stephanie Hernandez OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

THE STATE OF TEXAS

COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

23-0022 PUBNOTICE
03/30/2023 09:07:14 AM Total Fees: \$3.00



Lee Haidusek Chambers, County Clerk
Liberty County, TX