

NATIONSTAR MORTGAGE LLC (CXE)
ROGERS, DUSTIN
2611 SEMINOLE ROAD, LAMESA, TX 79331

FHA 494-4796965703
Firm File Number: 22-038597

FILED FOR RECORD

11:45 a.m.

#13 SEP 22 2022

Chris Chavez 11:40am
DAWSON COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 13, 2019, DUSTIN ROGERS, JOINED HEREIN PRO FORMA BY HIS WIFE, JESSIKA ROGERS, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITY BANK DBA CITY BANK MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of DAWSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2019-4953, 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, November 1, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **DAWSON 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 Dawson, State of Texas:

ALL OF LOT 2, BLOCK 7 OF THE HIGHLAND PARK ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 1, PAGE 92, PLAT RECORDS, DAWSON COUNTY, TEXAS.


Property Address: 2611 SEMINOLE ROAD
LAMESA, TX 79331
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
Shelley Nail, Cassie Martin or Donna Trout, Zane Nail
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day September 20, 2022.

By: 
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.

Posted by Donna Trout