

NATIONSTAR MORTGAGE LLC (CXE)  
PICHE, THOMAS  
413 KATY XING, GEORGETOWN, TX 78626

VA 494961561650  
Firm File Number: 23-040547

SEP 21 2023

*Nancy E. Koster*  
County Clerk, Williamson Co., TX

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 28, 2021, THOMAS PICHE, as Grantor(s), executed a Deed of Trust conveying to LINDA NAYLOR, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR USAA FEDERAL SAVINGS BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILLIAMSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2021080416, 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 7, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in WILLIAMSON 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 Williamson, State of Texas:

**LOT 13, BLOCK J, A PLANNED UNIT DEVELOPMENT OF KATY CROSSING, SECTION FOUR, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET S, SLIDES 316-318, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.**

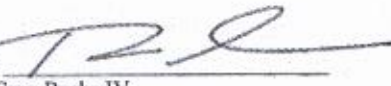
Property Address: **413 KATY XING**  
GEORGETOWN, TX 78626  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Mortgagee: LAKEVIEW LOAN SERVICING, LLC  
8950 CYPRESS WATERS BOULEVARD  
COPPELL, TX 75019

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  
Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts  
750 TX-121 #100  
Lewisville, TX 75067

WITNESS MY HAND this day September 20, 2023.

By:   
H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
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Facsimile No: (847) 879-4823  
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.**