

19-381740

6

AT 1:55 FILED O'CLOCK P M

NOV 21 2019

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

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: August 5, 2013 | Original Mortgagor/Grantor: BRANDON J. DONALDSON, JR |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING AS NOMINEE FOR PRIMESOURCE MORTGAGE, INC , ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC. |
| Recorded in Volume n/a Page n/a Instrument No. 265481 | Property County CORYELL |
| Mortgage Servicer LOANCARE LLC | Mortgage Servicer's Address 3637 Sentara Way, Virginia Beach, Virginia 23452 |

* 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 \$168,547.00, executed by BRANDON DONALDSON and payable to the order of Lender

Property Address/Mailing Address: 1860 COUNTY ROAD 177, GATESVILLE, TX 76528

Legal Description of Property to be Sold BEING ALL THAT TRACT OF LAND IN CORYELL COUNTY, TEXAS, OUT OF THE ANSON JONES SURVEY, ABSTRACT NUMBER 554, AND BEING PART OF THAT CALLED 39 40 ACRES OF LAND DESCRIBED IN A DEED TO JACQUELINE K. THOMAS, RECORDED UNDER INSTRUMENT NUMBER 123086 OF THE OFFICIAL RECORDS OF CORYELL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 6 INCH WOOD FENCE POST FOUND IN THE SOUTHEAST LINE OF SAID 39 40 ACRES AND THE NORTHWEST LINE OF THAT CALLED 49 62 ACRES OF LAND DESCRIBED IN A DEED TO BEN L ROBERTS AND WIFE, KAY ROBERTS, RECORDED IN VOLUME 331, PAGE 853 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS,

THENCE NORTH 73 DEGREES 50 MINUTES 28 SECONDS WEST, 433.39 FEET TO A 1/2 INCH STEEL ROD SET,

THENCE NORTH 23 DEGREES 39 MINUTES 49 SECONDS WEST, 171 84 FEET TO A 1/2 INCH STEEL ROD SET,

THENCE NORTH 63 DEGREES 50 MINUTES 20 SECONDS WEST, 115.03 FEET TO A 1/2 INCH STEEL ROD SET,

THENCE NORTH 64 DEGREES 22 MINUTES 01 SECONDS WEST, 106.71 FEET TO A 1/2 INCH STEEL ROD SET,



THENCE SOUTH 17 DEGREES 08 MINUTES 56 SECONDS WEST, 162.02 FEET TO A ½ INCH STEEL ROD SET,

THENCE NORTH 61 DEGREES 30 MINUTES 18 SECONDS WEST, 123.42 FEET TO A FENCE POST FOUND,

THENCE NORTH 44 DEGREES 33 MINUTES 48 SECONDS WEST, 174.50 FEET TO A 10 INCH WOOD FENCE POST FOUND;

THENCE NORTH 21 DEGREES 43 MINUTES 44 SECONDS WEST, 176.85 FEET TO A 6 INCH FENCE POST FOUND,

THENCE NORTH 08 DEGREES 35 MINUTES 49 SECONDS WEST, 215.69 FEET TO A ½ INCH STEEL ROD SET IN THE WEST LINE OF SAID 39.40 ACRES AND IN CORYELL COUNTY ROAD 177;

THENCE NORTH 19 DEGREES 33 MINUTES 25 SECONDS EAST, 446.81 FEET TO A ½ INCH STEEL ROD SET IN THE WEST LINE OF SAID 39.40 ACRES AND IN CORYELL COUNTY ROAD 177,

THENCE SOUTH 77 DEGREES 10 MINUTES 56 SECONDS EAST, 45.61 FEET TO A ½ INCH STEEL ROD SET,

THENCE SOUTH 17 DEGREES 46 MINUTES 19 SECONDS WEST, 16.03 FEET TO A ½ INCH STEEL ROD SET,

THENCE SOUTH 72 DEGREES 14 MINUTES 03 SECONDS EAST, 143.36 FEET TO A ½ INCH STEEL ROD SET,

THENCE SOUTH 17 DEGREES 05 MINUTES 00 SECONDS WEST, 291.63 FEET TO A ½ INCH STEEL ROD SET,

THENCE SOUTH 69 DEGREES 41 MINUTES 27 SECONDS EAST, 1035.24 FEET TO A ½ INCH STEEL ROD SET,

THENCE SOUTH 16 DEGREES 50 MINUTES 51 SECONDS WEST, 516.84 FEET TO THE POINT OF BEGINNING, CONTAINING 14.81 ACRES OF LAND.

| | |
|---|---|
| Date of Sale: <u>January 7, 2020</u> | Earliest time Sale will begin: <u>10:00 AM</u> |
|---|---|

Place of sale of Property: NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO THE COURTHOUSE 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, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Denise Boerner or Kathy Arrington 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 *LAKEVIEW LOAN SERVICING, 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, Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Denise Boerner or Kathy Arrington 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 Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Denise Boerner or Kathy Arrington 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

Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman,
David Stockman, Michelle Schwartz, Denise Boerner or Kathy
Arrington, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite
170, Duluth, Georgia 30097, PH: (470)321-7112