

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: January 12, 2018	Original Mortgagor/Grantor: JAMES T SANDERS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC.
Recorded in: Volume: N/A Page: N/A Instrument No: 2018-00446	Property County: GAINES
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 \$103,098.00, executed by JAMES SANDERS and payable to the order of Lender.

Property Address/Mailing Address: 100 15TH ST, SEAGRAVES, TX 79359

Legal Description of Property to be Sold: A 0.607 ACRE TRACT OF LAND LOCATED IN THE SOUTH PART OF THE WEST 20.00 ACRES OF THE EAST 40.00 ACRES OF THE N/2 OF THE SE/4 OF SECTION 15, BLOCK C-34, PUBLIC SCHOOL LAND, GAINES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID 20 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH THE SOUTHWEST CORNER OF SAID 20 ACRE TRACT BEARS WEST 316.66 FEET, AND FROM WHICH A FOUND 1-1/4" IRON PIPE SET BY W.D. TWICHELL, STATE SURVEYOR, IN 1917, AT THE CENTER OF SAID SECTION 15 BEARS NORTH 1320.0 FEET AND WEST 1636.66 FEET;

THENCE NORTH, AT 10.00 FEET PASS A SPINDLE FOUND IN PAVEMENT, AT 45.00 FEET PASS A 5/8" IRON ROD WITH CAP MARKED "RPLS1690" FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF 15TH STREET (R/W VOLUME 138, PAGE 395, D. R.), IN ALL 167.00 FEET TO A 5/8" IRON ROD WITH CAP MARKED "RPLS1690" FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST 158.33 FEET TO A 5/8" IRON ROD WITH CAP MARKED "RPLS1690" FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH, AT 122.00 FEET PASS A 5/8" IRON ROD WITH CAP MARKED "RPLS1690" FOUND IN SAID NORTHERLY RIGHT-OF-WAY LINE, AT 157.00 FEET PASS A SPINDLE FOUND IN SAID PAVEMENT, IN ALL 167.00 FEET TO THE SOUTH LINE OF SAID 20 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST, ALONG THE SOUTH LINE OF SAID 20 ACRE TRACT, 158.33 FEET TO THE PLACE OF BEGINNING.

Date of Sale: September 06, 2022	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: In the area bounded by the west edge of the west porch of the Gaines County Courthouse and on the east by the middle landing of the inside stairs leading into the courthouse from the west door, 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.

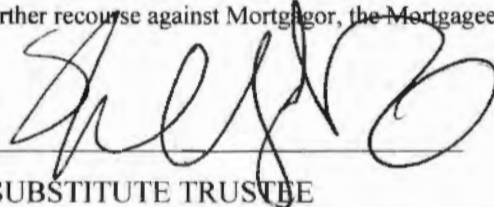
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC., the owner and holder of the Note, has requested Shelley Nail, Donna Trout whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Shelley Nail, Zane Nail, Cassie Martin or Donna Trout 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, Shelley Nail, Donna Trout whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Shelley Nail, Zane Nail, Cassie Martin or Donna Trout 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 Shelley Nail, Donna Trout whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Shelley Nail, Zane Nail, Cassie Martin or Donna Trout 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

Shelley Nail, Donna Trout OR Shelley Nail, Zane Nail, Cassie Martin or Donna Trout, Trustee

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

FILED
6/23/22 . 2:15 P. m
Terri Berry, County Clerk
Gaines County, Texas
BY Aissa Rodriguez
Deputy