

19-372528

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FILED AT 11:25 O'CLOCK A.M.

JAN 23 2020

Notice of Substitute Trustee's Sale

COUNTY CLERK, CORYELL CO., TEXAS

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)

Table with 2 columns: Deed of Trust Date, Original Mortgagee/Grantor, Original Beneficiary, Current Beneficiary, Recorded in, Property County, Mortgage Servicer, Mortgage Servicer's Address.

* 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 \$126,564 00, executed by JOE PEREZ III and payable to the order of Lender

Property Address/Mailing Address: 3103 REDBUD DR, COPPERAS COVE, TX 76522

Legal Description of Property to be Sold: LOT NINE (9), BLOCK ONE (1), OF FINAL PLAT OF THE MEADOWS, PHASE ONE AND A REPLAT OF LOT 12, BLOCK 1, OF SUMMER CREEK ESTATES, PHASE TWO, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS SHOWN OF RECORD IN CABINET B, SLIDE 581, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

Table with 2 columns: Date of Sale, Earliest time Sale will begin.

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.

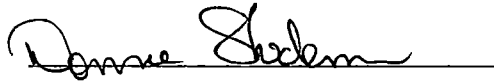
Terms of Sale The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that LAKEVIEW LOAN SERVICING, LLC bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



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