

5

RECORDING REQUESTED BY

FILED
AT 9:50 O'CLOCK AM

FEB 04 2020

Janice Simpson
COUNTY CLERK, CORYELL CO., TEXAS

WHEN RECORDED MAIL TO.

Donna Stockman, Brenda Wiggs, Guy Wiggs, David
Stockman, Michelle Schwartz, Kathy Arrington
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine CA 92614
(949) 252-8300

ISL 69430

TS No TX06000129-19-1

APN 100413

TO No 191284248-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 1, 2017, JONATHAN W FIREBAUGH AND MINDY FIREBAUGH, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of LAURELA MEYER as Trustee MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC , as Beneficiary, as nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$200,000.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on February 3, 2017 as Document No. 295096 and that said Deed of Trust was modified by Modification Agreement and recorded December 12, 2018 as Instrument Number 312568 in Coryell County, Texas Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 100413

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust, and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Lakeview Loan Servicing, LLC, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust

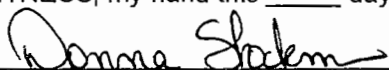
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 7, 2020 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Coryell County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows **Coryell County Courthouse, 620 East Main Street, Gatesville, TX 76528**, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted

WITNESS, my hand this 3 day of February, 2020



By Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ON LINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX06000129-19-1

APN 100413

TO No 191284248-TX-RWI

EXHIBIT "A"

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain tract or parcel of land situated in Coryell County, Texas being 2.47 acres of land out of the Antonio Arocha Survey, A-8 and being a part of that 13.807 acre tract described in Deed to Marvin Ray Tippit et ux to Bobby D. Jones and wife, per Vol. 273, Page 532, Coryell County Deed Records, said 2.47 acre tract described by metes and bounds as follows;

BEGINNING at a steel pin found in the East line of Tippit Lane being the South line of said 13.807 acre tract, the SWC of said 2.47 acre tract and the SWC of this;

THENCE along the East line of Tippit Lane, at 274.6 feet a steel pin found, the NWC of this;

THENCE S76-19-30E (Record Bearing and Bearing Basis) partially along a pipe fence and a wire fence, at 531.9 feet a steel pipe found at the base of a corner post, the NEC of this;

THENCE along an old overgrown wire fence being the East line of said 13.807 acre tract with steel pins found at the corners as follows;

S18-49-30W, 121.3 feet,

S57-35-30W, 63.5 feet,

N71-15-00W, 271.9 feet;

S78-10-11W, 179.3 feet, a steel pin set.

THENCE S88-16-00W along fence, at 161.5 feet the Point of Beginning and containing 2.47 acres of land.