

AT 8:50 FILED O'CLOCK A M

RECORDING REQUESTED BY

JUN 30 2020

WHEN RECORDED MAIL TO

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

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

156 72097

TS No TX06000114-19-1S

APN 116041

TO No 191224055-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 18, 2016, MARY E. LEWIS, A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of LAUREL A 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 \$97,042 00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on August 19, 2016 as Document No 290934 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 116041

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, August 4, 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 30 day of June 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.



SHOCKLEY ENGINEERING AND SURVEYING

200 S. RICE AVE. HAMILTON, TEXAS 78531
OFFICE PH 254-386-8580

FIELD NOTES

THE STATE OF TEXAS

CORYELL COUNTY

All that certain tract or parcel of land situated in the Town of Gatesville, Coryell County, Texas being all of Lot No 2 and a part of Lot No. 3, Block No 7 of the West View Addition and being that tract described in Deed to Justin Mitchell per Inst No 269640 Coryell County Deed Records and described by metes and bounds as follows,

BEGINNING at a steel pin set (all 3/8" steel pins with caps) in the North line of West Main Street, the SEC of Lot No. 2 and the SEC of this,

THENCE S77-28-05W (all GPS bearings) along West Main Street, at 102.90 feet a steel pin set, the SWC of this;

THENCE N13-10-59W, partially along fence, at 125.44 feet a steel pipe for a corner post, the NWC of this,

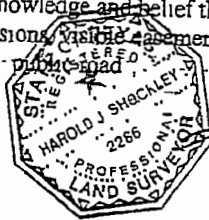
THENCE N77-30-11E along fence, at 102.69 feet a steel pin found, the NEC of this,

THENCES13-16-36E along fence, at 125.38 feet the Point of Beginning and containing 0.260 acres of land

SURVEYED, 9 August 2016

Rodman, Brandon Buffe

I, Harold J Shockley, Registered Professional Land Surveyor of the State of Texas do hereby state that the foregoing survey was made by me, on this date, on the ground and that the corners are marked as indicated in the field notes and on the plat attached hereto. I also state that to the best of my professional knowledge and belief that there are no shortages of area, that there are no encroachments, protrusions, easements, or flood hazards, except as shown and that the property has access to a public road.



Harold J. Shockley
Harold J Shockley
Registered Prof Land Surveyor
No 2286 of Texas

STATE OF TEXAS
COUNTY OF CORYELL
I, Barbara Simpson County Clerk in and for
Coryell County, Texas do hereby certify that
this instrument was filed for record in the
volume and page of the Coryell County Public
Records and of the time and date as stamped
hereon by me



BARBARA SIMPSON, CLERK
CORYELL COUNTY TEXAS

Barbara Simpson

FILED FOR RECORD
AT 2 O'CLOCK P M

AUG 19 2016

Barbara Simpson
COUNTY CLERK, CORYELL CO., TEXAS

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