

AT 4:55 FILED O'CLOCK PM

JAN 16 2020

RECORDING REQUESTED BY

Gistona Giorgio VI COUNTY CLERK, CORYELL CO., TEXAS

WHEN RECORDED MAIL TO

Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Vanessa McHaney c/o Malcolm Cisneros/Trustee Corps 17100 Gillette Avenue Irvine, CA 92614 (949) 252-8300

15L 68512

TS No TX07000376-19-1

APN 126715

TO No 191232772-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 25, 2014, WILLIAM C MACK AND MARINA MACK, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of THOMAS E BLACK JR as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, as Beneficiary, as nominee for PROSPECT MORTGAGE, LLC, 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 \$54,003 00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on September 2, 2014 as Document No 274302 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 126715

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 Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garrett Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Vanessa McHaney 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

TS No TX07000376-19-1

WITNESS my hand this 14 day of

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2020

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday**, **March 3**, **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 in the area designated by the 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.

Wilfaney
By Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Amy Ortiz, Garret
Sanders, Dylan Ruiz, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David
Stockman, Michelle Schwartz, Kathy Arrington, Vanessa McHaney
Substitute Trustee(s)

January

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 ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832

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.

EXHIBIT "A"

LOT THREE (3), BLOCK G, WESTVIEW ADDITION, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS PER PLAT OR RECORD IN VOLUME 1, PAGE 83 AND/OR CABINET A, SLIDE 66, PLAT RECORDS OF CORYELL COUNTY, TEXAS