

MAR 31 2022

22-009434

Notice of Substitute Trustee's Sale

Jennifer Newton
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)

Deed of Trust Date: November 22, 2019	Original Mortgagor/Grantor: DAVID G. BARDWELL, III
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC.
Recorded in: Volume: NA Page: NA Instrument No: 321981	Property County: CORYELL
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 \$82,417.00, executed by DAVID G. BARDWELL, III and payable to the order of Lender.

Property Address/Mailing Address: 1307 PECAN COVE DR, COPPERAS COVE, TX 76522

Legal Description of Property to be Sold: LEGAL DESCRIPTION FOR A TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE J. W. OGLETREE SURVEY, ABSTRACT NO. 1332, AND BEING THE SAME TRACT DESCRIBED AS 0.50 ACRE IN A DEED TO MICHAEL S. WALLER AND JODI A. WALLER RECORDED IN DOCUMENT NO. 110608, OFFICIAL RECORDS OF CORYELL COUNTY, TEXAS AND KNOWN AS PART OF TRACT 12, PECAN COVE ESTATES RECORDED IN VOLUME 2, PAGE 48, PLAT RECORDS OF CORYELL COUNTY, TEXAS, THE BEARINGS AND DISTANCES SHOWN HEREIN ARE EXISTING CALLS AND RECORD CALLS.

BEGINNING AT A 1/2" IRON ROD FOUND TO THE SOUTH RIGHT OF WAY LINE OF PECAN COVE ROAD BEING THE NORTHWEST CORNER OF THE CHRISTIAN HOUSE OF PRAYER 1.84 ACRE TRACT RECORDED IN DOCUMENT NO. 103640, THE NORTHEAST CORNER OF TRACT 12, AND THE NORTHEAST CORNER OF THE 0.50 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS.

THENCE S. 19 DEG. 18' 31" W. 147.58 FEET WITH THE WEST LINE OF THE 1.84 ACRE TRACT AND THE EAST LINE OF TRACT 12 TO A 1-1/2" IRON PIPE FOUND BEING A CORNER OF THE BALANCE OF TRACT 12 AND THE SOUTHEAST CORNER OF THE 0.50 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS.

THENCE N. 70 DEG. 26' 26" W., 147.44 FEET TO A 1/2" IRON ROD FOUND BEING AN ELL CORNER OF THE BALANCE OF TRACT 12 AND THE SOUTHWEST CORNER OF THE 0.50 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS.



THENCE N. 19 DEG. 15' 01" E., 147.03 FEET TO A 1-1/2" IRON PIPE FOUND IN THE NORTH LINE OF TRACT 12 AND IN THE SOUTH RIGHT OF WAY LINE OF PECAN COVE ROAD BEING A CORNER OF THE BALANCE OF TRACT 12 AND THE NORTHWEST CORNER OF THE 0.50 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS.

THENCE S. 70 DEG. 39' 20" E., 147.58 FEET-BASE BEARING WITH THE SOUTH RIGHT OF WAY LINE OF PECAN COVE ROAD TO THE PLACE OF BEGINNING CONTAINING 0.50 ACRE LAND ACCORDING TO MY SURVEY AND MY CALCULATIONS.

THE BEARINGS OF THIS LEGAL DESCRIPTION ARE BASED ON THE NORTH LINE OF THE TRACT DESCRIBED AS 0.50 ACRE IN A DEED TO MICHAEL S. WALLER AND JODI A. WALLER RECORDED IN DOCUMENT NO. 110608, OFFICIAL RECORDS OF CORYELL COUNTY, TEXAS

Date of Sale: June 07, 2022	Earliest time Sale will begin: 10:00AM
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Place of sale of Property: At the north door of the Coryell County Courthouse, 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 Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder 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.

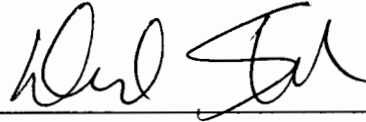
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder 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 Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle

Schwartz, Janet Pinder 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

Donna Stockman, Brenda Wiggs, Guy Wiggs, David
Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder
OR Donna Stockman, David Stockman, Brenda Wiggs, Guy
Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington

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