

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Tommy Jackson, Ron Harmon, Keata Smith
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX06000010-20-1

APN 28688

TO No 200032394-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on January 31, 2017, BRETT A LOSIER AND BRITTNEY L STROUD HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for PRIMELENDING, A PLAINSCAPITAL COMPANY, 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 \$201,950.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on February 1, 2017 as Document No. 00118999 in Book OR VOLUME: 1713, on Page 392 in Chambers 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 28688

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 Tommy Jackson, Ron Harmon, Keata Smith 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, May 5, 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 Chambers 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: **Chambers County Courthouse, 404 Washington Avenue, Anahuac, TX 77514, 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 27 day of February 2020, _____.

Keata Smith
By: Tommy Jackson, Ron Harmon, Keata Smith
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.

" EXHIBIT A "

FIELD NOTES OF A TRACT OF LAND CONTAINING 1.35 ACRES SITUATED IN THE M. A. CARROLL SURVEY, ABSTRACT 8, CHAMBERS COUNTY, TEXAS AND BEING ALL OF LOT 16 AND 17, BLOCK 6, REPLAT OF INDIAN TRAILS, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "A", PAGE 65 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS AND BEING ALL OF 0.035 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 6 OF SAID REPLAT OF INDIAN TRAILS CONVEYED TO BRIAN WATSON AND JANA WATSON RECORDED BY DEED IN VOLUME 1328, PAGE 341 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. SAID 1.35 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

NOTE: THE MONUMENTS FOUND AND THE CALLED BEARING IN THE EAST RIGHT-OF-WAY LINE OF CHEROKEE CIRCLE (70 FOOT RIGHT-OF-WAY) WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING AT $\frac{1}{4}$ " capped iron rod marked H&H Land, set, in the east right-of-way line of said Cherokee Circle, the westerly common lot corner of Lot 17 and 18 of said Block 6 and for the southwest corner of the herein described tract, from which a $\frac{3}{8}$ " iron rod, found, bears S 44°02'16" W, a distance of 2.69 feet;

THENCE, N 10°48'18" E, along the east right-of-way line of said Cherokee Circle and the west line of said Lot 17, a distance of 80.00 feet to a $\frac{1}{2}$ " capped iron rod marked H&H Land, set, for the "Point of Curve" in the west line of said Lot 17 and for the "Point of Curve" in the west line of the herein described tract, from which a $\frac{3}{8}$ " iron rod, found, bears S 00°25'50" W, a distance of 2.48 feet;

THENCE, along a curve to the left with the east right-of-way line of said Cherokee Circle and the west line of said Lot 17 together with the west line of said Lot 16 and 15, also being the west line of said 0.035 acres having a radius of 123.33 feet and an arc length of 109.39 feet with a chord bearing of N 09°51'50" W, a distance of 98.04 feet to a $\frac{1}{2}$ " capped iron rod marked 4980, found, being the south corner of the residue of said Lot 15, the northwest corner of said 0.035 acres and for the northwest corner and "Point of Tangent" of the herein described tract;

THENCE, N 48°11'05" E, along the north line of said 0.035 acres, at 159.24 feet pass a $\frac{1}{4}$ " capped iron rod marked H&H Land, set, for reference, in all a total distance of 231.28 feet to a point in Turtle Bayou, the north line of said Lot 15, the north corner of said 0.035 acres and for the north corner in the herein described tract;

THENCE, along Turtle Bayou with the north line of said Lot 15, also being the north line of said 0.035 acres and the north and east line of Lot 16 and the east line of Lot 17 the following courses and distances:

S 72°37'12" E, a distance of 6.62 feet to a point;

S 84°56'55" E, a distance of 80.70 feet to a point;

S 74°28'49" E, a distance of 77.70 feet to a point;

S 19°45'33" W, a distance of 66.66 feet to a point;

S 53°50'59" W, a distance of 79.00 feet to a point;

S 39°27'19" W, a distance of 134.28 feet to a point;

S 12°54'30" W, a distance of 24.00 feet to a point;

S 02°00'12" E, a distance of 36.66 feet to a $\frac{1}{2}$ " capped iron rod marked H&H Land, set, in the common lot line of said Lot 17 and 18 and for the southeast corner of the herein described tract;

THENCE, S 80°23'58" W, along the common lot line of said Lot 17 and 18, a distance of 158.63 feet to the "Point Beginning" and containing 1.35 acres of land, more or less.

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Heather H. Hawthorne, County Clerk

Recorded: *[Signature]*