

23-113302

Notice of Substitute Trustee's Sale

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)

Table with 2 columns and 4 rows containing deed information, original and current beneficiaries, recording details, and mortgage servicer information.

* 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 \$201,286.00, executed by RICHARD DAVIS JR and payable to the order of Lender.

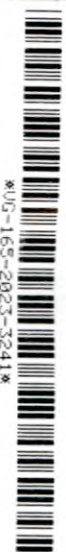
Property Address/Mailing Address: 7216 WILLIAMS LN, COVE, TX 77523

Legal Description of Property to be Sold: BEING 0.750 OF AN ACRE OF LAND, MORE OR LESS, OUT OF THE NORTHEAST PORTION OF THE S.L. GRIFFITH 11.77 ACRE TRACT OF LAND, IN THE A.B.J. WINFREE SURVEY, ABSTRACT NO. 306, CHAMBERS COUNTY, TEXAS, SAID 11.77 ACRE TRACT DESCRIBED IN DEED DATED MAY 26, 1947, AND RECORDED IN VOLUME 105, PAGE 280, OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, SAID 0.750 OF AN ACRE TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT A ATTACHED.

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF WILLIAMS ROAD (60 FOOT RIGHT OF WAY) DESCRIBED BY DEED RECORDED IN VOLUME 190, PAGE 147 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, SAID BEGINNING POINT SITUATED AT THE WEST LINE OF THE L. A. WILLIAMS TRACT DESCRIBED BY DEED RECORDED IN VOLUME 182, PAGE 539 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, AND THE EAST LINE AFORESAID S. L. GRIFFITH 11.77 ACRE TRACT;

THENCE SOUTH 72 DEG. 15 MIN. 58 SEC. WEST ALONG THE SOUTH RIGHT OF WAY LINE OF WILLIAMS ROAD AND THE NORTH LINE OF TRACT DESCRIBED, A DISTANCE OF 152.21 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 14 DEG. 55 MIN. EAST ALONG THE WEST LINE OF TRACT HEREIN DESCRIBED, SAID LINE PARALLEL TO THE EAST LINE OF THE AFORESAID S. L. GRIFFITH 11.77 ACRE TRACT, A DISTANCE OF 215.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;



THENCE NORTH 72 DEG. 15 MIN. 58 SEC. EAST ALONG THE SOUTH LINE OF TRACT HEREIN DESCRIBED, SAID LINE PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF WILLIAMS ROAD, A DISTANCE OF 152.21 FEET TO A 5/8 INCH IRON ROD FOUND FOR COMER AT THE WEST LINE OF AFOREMENTIONED L. A. WILLIAMS TRACT AND THE EAST LINE AFORESAID S. L. GRIFFITH 11.77 ACRE TRACT, SAID CORNER DESCRIBED AS BEING NORTH 14 DEG. 55 MIN. WEST A DISTANCE OF 485.44 FEET FROM THE SOUTHEAST CORNER OF THE AFORESAID S. L. GRIFFITH 11.77 ACRE TRACT, SAID 5/8 INCH IRON ROD BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 14 DEG. 55 MIN. WEST ALONG THE WEST LINE AFOREMENTIONED L. A. WILLIAMS TRACT AND THE EAST LINE AFORESAID S. L. GRIFFITH TRACT AND THE EAST LINE OF TRACT HEREIN DESCRIBED, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING, ENCLOSING WITHIN THE BOUNDARY LINES DESCRIBED 32,685.60 SQUARE FEET OR 0.750 OF AN ACRE OF LAND, MORE OR LESS. AND BEING THE SAME PROPERTY AS DESCRIBED IN DEEDS RECORDED IN/UNDER CLERK'S FILE NO. 2015103783, 2015107882 AND 2016115615 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.

Date of Sale: October 3, 2023	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: On the eastern-most steps of the second level (middle floor) of the Chambers County Courthouse, 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 Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio 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, Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio 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 Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Tommy Jackson, Keata Smith, Stephanie Hernandez whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio 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.

Keata Smith

SUBSTITUTE TRUSTEE

Tommy Jackson, Keata Smith, Stephanie Hernandez OR Reid Ruple, Kathleen Adkins, Evan Press, Christian Brooks, Michael Kolak, Crystal Koza, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Aleena Litton, Auction.com, Dana Dennen, Cindy Dennen, Traci Yeaman, Tommy Jackson, Keata Smith, Stephanie Hernandez OR Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

FILED FOR RECORD IN:
Chambers County
On: 8/17/2023 1:28:56 PM
Doc Number: 2023-3241
Number of Pages: 3
Amount: 10.00
Order#: 20230817000018
By: DW



Heather H. Hawthorne, County Clerk

Recorded: Danni Wilber