

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
11/22/2016

**Grantor(s)/Mortgagor(s):**  
JACOB JOHN PONDER AND KELLIS A FLORUS  
PONDER HUSBAND AND WIFE.

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR  
PRIMELENDING, A PLAINSCAPITAL COMPANY., ITS  
SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Recorded in:**  
**Volume:** 1700  
**Page:** 367  
**Instrument No:** 00117530

**Property County:**  
CHAMBERS

**Mortgage Servicer:**  
M&T Bank is representing the Current Beneficiary/Mortgagee  
under a servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Fountain Plaza,  
Buffalo, NY 14203

**Legal Description:** LOT FIFTEEN (15) BLOCK ONE (1) OF CROWN COLONY SECTION ONE (1), AN ADDITION IN CHAMBERS COUNTY, TEXAS OUT OF THE WILLIAM HODGE LEAGUE, ABSTRACT 13, AS PER PLAT OF RECORD IN VOLUME A PAGE 107 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

**Date of Sale:** 9/6/2022

**Earliest Time Sale Will Begin:** 10am

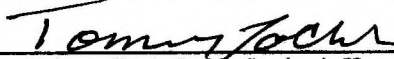
**Place of Sale of Property:** INSIDE COURTHOUSE ON EASTERN-MOST STEPS OF THE SECOND LEVEL (MIDDLE FLOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.**

  
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Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**FILED FOR RECORD IN:**  
**Chambers County**  
**On: 7/21/2022 10:07:01 AM**  
**Doc Number: 2022 - 3099**  
**Number of Pages: 1**  
**Amount: 10.00**  
**Order#: 2022072100012**  
**By: LM**



**MH File Number:** TX-22-92978-POS  
**Loan Type:** VA

**Heather H. Hawthorne, County Clerk**  
Recorded: 

REC-165-2022-3099