

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)

Deed of Trust Date: August 31, 2019	Original Mortgagor/Grantor: JOYCE LIGHTNER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LONGBRIDGE FINANCIAL, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2019-00009405	Property County: HOWARD
Mortgage Servicer: COMPU-LINK CORPORATION D/B/A CELINK	Mortgage Servicer's Address: 101 West Louis Henna Blvd, Austin, TX 78728

* 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 \$230,550.00, executed by JOYCE LIGHTNER and payable to the order of Lender.

Property Address/Mailing Address: 800 W 15TH STREET, BIG SPRING, TX 79720

Legal Description of Property to be Sold: THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN HOWARD COUNTY, TEXAS TO-WIT:

BEING ALL OF LOT ONE (1), AND THE EAST TEN FEET (E/10") OF LOT TWO (2), BLOCK FIFTEEN (15), NORTH PARK HILL ADDITION TO THE CITY OF BIG SPRING HOWARD COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF OF RECORD IN ENVELOPE 80/A, PLAT RECORDS OF HOWARD COUNTY, TEXAS.

APN: B48-00-005400

BEING THE SAME PROPERTY CONVEYED TO JOYCE L. LIGHTNER BY DEED FROM AMY LEAN ANDREWS F/K/A AMY LEANN ZANT, AND ERIC ANDREWS RECORDED 05/04/2010 IN DEED BOOK 1176 PAGE 658, IN THE REGISTER'S OFFICE OF HOWARD COUNTY, TEXAS.

FOR INFORMATIONAL PURPOSES ONLY: MORE COMMONLY KNOWN AS 800 W 15TH ST, BIG SPRING, TX, 79720; HOWEVER, BY SHOWING THIS ADDRESS, NO ADDITIONAL COVERAGE IS PROVIDED.

Date of Sale: October 4, 2022	Earliest time Sale will begin: 10:00 AM
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FILED at 3:54 P M O'clock 7/27/22
 BRENT ZITTERKOPF, County Clerk, Howard County, Texas
 By: *Jessica Berna* Deputy



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Place of sale of Property: NORTH DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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, *LONGBRIDGE FINANCIAL, LLC*, the owner and holder of the Note, has requested Shelley Nail, Zane Nail, Cassie Martin or Donna Trout 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 *LONGBRIDGE FINANCIAL, 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, Shelley Nail, Zane Nail, Cassie Martin or Donna Trout 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 Shelley Nail, Zane Nail, Cassie Martin or Donna Trout 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

Shelley Nail, Zane Nail, Cassie Martin or Donna Trout,
Trustee

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