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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2024 OCT 31 PM 4:43

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: September 25, 2018	Original Mortgagor/Grantor: KRISTOPHER C. KITCHEN, AND CHELSEA KITCHEN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIS REGISTRATION SYSTEMS, INC. ("MERS") AS A NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, IT SUCESSORS AND ASSIGNS., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: 1971 Page: 750 Instrument No: 00099647	Property County: HILL
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 \$108,007.00, executed by KRISTOPHER C. KITCHEN and CHELSEA KITCHEN and payable to the order of Lender.

Property Address/Mailing Address: 1059 E ELM ST, HILLSBORO, TX 76645

Legal Description of Property to be Sold: EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING A PORTION OF LOT 12, BONDS PLACE, ACCORDING TO THE PLAT RECORDED IN VOLUME 331, PAGE 408 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN FROM MARLON D. RUTH ET UX, FRANCES L. RUTH TO JIMMY C. ADAMS ET UX, DEBORAH L. ADAMS, DATED MAY 13, 2009, RECORDED IN VOLUME 1597, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" STEEL REBAR SET LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OLD ELM STREET, BEING THE SOUTHWEST CORNER OF SAID LOT 12, THE SOUTHWEST CORNER OF SAID ADAMS TRACT, BEING THE SOUTHWEST CORNER OF LOT 11, THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED WITH VENDOR'S LIEN FROM MARY LAYNE MORRIS ET UX, LORI R. MORRIS AND TY MORRIS ET UX SHARON MORRIS TO GEORGE W. HERRING, DATED APRIL 21, 2006, RECORDED IN VOLUME 1409, PAGE 61 OF THE MAD PUBLIC RECORDS OF HILL COUNTY, TEXAS, SAID CORNER BEARS EAST 89.77 FEET FROM A 1/2" STEEL REBAR FOUND (CONTROL MONUMENT) FOR THE SOUTHWEST CORNER OF SAID HERRING TRACT;
THENCE NORTH 00 DEGREES 33 MINUTES 04 SECONDS EAST ALONG THE COMMON LINE BETWEEN SAID LOT 12 AND SAID LOT 11, AT 16332 FEET PASSING A 1/2" STEEL REBAR FOUND CAPPED "DBS 1780", CONTINUING IN ALL 164.61 FEET TO A 1/2" STEEL REBAR SET LYING ON THE SOUTHERLY LINE OF LOT 16 OF SAID BONDS PLACE, BEING THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN FROM THOMAS RANDY ROGERS TO PAMELA JAN



SMITH, DATED APRIL 17, 1998, RECORDED IN VOLUME 970, PAGE 290 OF THE OFFICIAL PUBLIC RECORDS OF 1-HILL COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF SAID LOT 11, THE NORTHEAST CORNER OF SAID HERRING TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 12, THE NORTHWEST CORNER OF SAID ADAMS TRACT;

THENCE EAST ALONG THE NORTHERLY LINE OF SAID LOT 12, 52.72 FEET TO A 1/2" STEEL REBAR SET LYING ON THE SOUTHERLY LINE OF LOT 15, BONDS PLACE, THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED FROM R. ELAINE WESLEY, TRUSTEE OF THE IRMA BRADLEY MAY TRUST ID JOSE L. CECILIO AND LOREN ORDEN CECILIO, DATED JULY 18, 2012, RECORDED IN VOLUME 1720, PAGE 95 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF SAID ADAMS TRACT, THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN FROM RUTHIE FAE GARRETT TO JAMES WALTER GILES, 113 ET UX MISTY LEANN GILES, EXECUTED APRIL 30, 2002, RECORDED IN VOLUME 1163, PAGE 27 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, SAID CORNER BEARS SOUTH 00 DEGREES 16 MINUTES 53 SECONDS WEST 0.52 FEET FROM A 3/8" REBAR FOUND CAPPED "DBS 1780";

THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS WEST ALONG THE COMMON LINE BETWEEN SAID ADAMS AND SAID GILES TRACT AND PARTIALLY ALONG A FENCE, 164.60 FEET TO A 1/2" STEEL REBAR FOUND CAPPED "INCE" LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID E. ELM STREET, BEING THE SOUTHEAST CORNER OF SAID ADAMS TRACT, THE SOUTHWEST CORNER OF SAID GILES TRACT, SAID CORNER BEARS WEST 51.47 FEET FROM A 1/2" STEEL REBAR FOUND CAPPED "INCE" (CONTROL MONUMENT) FOR THE SOUTHEAST CORNER OF SAID GILES TRACT;

THENCE WEST (DIRECTIONAL CONTROL LINE) ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STREET, 5150 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES OF LAND.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE LEGAL DESCRIPTION CONTAINED IN SCHEDULE "A" AS TO AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMAL IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE "B": HEREOF.

Date of Sale: December 3, 2024	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uelton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky whose address is 1 Mauchly Irvine, CA 92618 OR Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky 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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky whose address is 1 Mauchly Irvine, CA 92618 OR Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky whose address is 1 Mauchly Irvine, CA 92618 OR Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky 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

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky OR Donna Stockman, David Stockman, Guy Wiggs, Michelle Schwartz, Janet Pinder, Brandy Bacon, Angela Cooper, Jeff Benton or Jamie Dworsky, Trustee

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