

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: March 21, 2024	Original Mortgagor/Grantor: DUSTIN FLOYD ROBBINS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ALL WESTERN MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2024-000835	Property County: EASTLAND
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 \$181,649.00, executed by DUSTIN FLOYD ROBBINS and payable to the order of Lender.

Property Address/Mailing Address: 110 W MAYFIELD, RISING STAR, TX 76471

Legal Description of Property to be Sold: SURVEY OF 0.96 ACRES OF LAND BEING ALL OF LOT NOS. 5-7 AND OUT OF AND PART OF LOT NOS. 4 & 8, BLOCK 1, AND OUT OF AND PART OF AN HAZEL ST., SUNSET PARK ADDITION, CITY OF RISING STAR, EASTLAND COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN SLIDE 109, PLAT RECORDS, EASTLAND COUNTY, TEXAS, SAID 0.96 ACRES BEING THE REMAINING PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED TO H.L. KILLION RECORDED IN VOL. 560, PG. 413, DEED RECORDS, EASTLAND COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR ROD SET WITH A SURVEY CAP STAMPED RPLS 6224 IN THE COMMON LINE SAID SUNSET PARK ADDITION AND THE D.E. JONES ADDITION, CITY OF RISING STAR, EASTLAND COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN SLIDE 57, OF SAID PLAT RECORDS, FOR THE NORTHEAST CORNER OF SAID KILLION TRACT AND THIS DESCRIBED TRACT; FROM WHICH A 3/8" REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN LOT NOS. 1 & 2, OF SAID JONES ADDITION BEARS N 00°12'41" E, 510.18 FEET;

THENCE S 00°12'41" W, 199.61 FEET OVER AND ACROSS SAID HAZEL ST. AND SAID LOT 4 PARTLY ALONG THE COMMON LINE BETWEEN SAID KILLION TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO JEANNINE B. CHILDERS RECORDED IN VOL. 2506, PG. 181, OF SAID OFFICIAL PUBLIC RECORDS, (REF: VOL. 1623, PG. 289 OPRECT) TO A 1/2" REBAR ROD SET WITH A SURVEY CAP STAMPED RPLS 6224 IN THE COMMON LINE BETWEEN SAID BLOCK 1 AND MAYFIELD DR. (PLATTED AS SUNSET AVE.) FOR A COMMON CORNER BETWEEN THE REMAINING PORTION OF SAID KILLION TRACT AND SAID CHILDERS TRACT, FOR THE SOUTHEAST CORNER OF THIS



RECEIVED 8/00 A.M.
CATHY JENTHO, COUNTY CLERK

DEC 04 2025

EASTLAND COUNTY, TEXAS
By BP Deputy

DESCRIBED TRACT;

THENCE N 89°53'43" W, 208.99 FEET ALONG THE COMMON LINE BETWEEN SAID BLOCK 1 AND SAID MAYFIELD DR., SAME BEING THE SOUTH LINE OF THIS DESCRIBED TRACT, TO A 1/2" REBAR ROD SET WITH A SURVEY CAP STAMPED RPLS 6224 AT THE INTERSECTION OF THE NORTH LINE OF SAID MAYFIELD DR. WITH THE EAST LINE OF THE EXTENSION OF MILLER ST. AS SHOWN ON SAID JONES ADDITION PLAT FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT; FROM WHICH A 1/2" REBAR ROD WITH A SURVEY CAP STAMPED RPLS 5085 (CONTROL MONUMENT) FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MAXINE STACY MORGAN RECORDED IN INSTRUMENT NO. 2017-002463, OF SAID OFFICIAL PUBLIC RECORDS, BEARS N 89°53'43" W, 47.44 FEET AND A 1/2" REBAR ROD (CONTROL MONUMENT) FOUND FOR THE SOUTHWEST CORNER OF SAID MORGAN TRACT BEARS N 89°53'43" W, 188.71 FEET;

THENCE N 00°12'41" E, 199.43 FEET OVER AND ACROSS SAID LOT 8, PREVIOUSLY MENTIONED HAZEL ST. ALONG THE COMMON LINE BETWEEN THE REMAINING PORTION OF SAID KILLION TRACT AND THE EXTENSION OF SAID MILLER ST. TO A 3/8" REBAR ROD (CONTROL MONUMENT) FOUND IN THE COMMON LINE BETWEEN SAID SUNSET PARK ADDITION AND SAID JONES ADDITION FOR A COMMON CORNER BETWEEN THE REMAINING PORTION OF SAID KILLION TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO STANLEY C. ALEXANDER ET. UX. RECORDED IN VOL. 2008, PG. 101, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT; FROM WHICH A PINCHED IRON PIPE (CONTROL MONUMENT) FOUND FOR THE NORTHWEST CORNER OF SAID ALEXANDER TRACT BEARS N 00°12'41" E, 119.68 FEET AND A 1/2" REBAR ROD (CONTROL MONUMENT) FOUND FOR THE NORTHWEST CORNER OF LOT 9, OF SAID JONES ADDITION, BEARS N 00°12'41" E, 630.19 FEET;

THENCE S 89°56'39" E OVER AND ACROSS SAID HAZEL ST. ALONG THE COMMON LINE BETWEEN SAID SUNSET PARK ADDITION AND SAID JONES ADDITION, SAME BEING THE COMMON LINE BETWEEN SAID KILLION TRACT AND SAID ALEXANDER TRACT AT 189.82 FEET PASSING A 3/8" REBAR ROD (CONTROL MONUMENT) FOUND FOR THE SOUTHEAST CORNER OF SAID ALEXANDER TRACT; THENCE CONTINUING ALONG THE SAME COURSE FOR A TOTAL DISTANCE OF 208.99 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.96 ACRES OF LAND OF WHICH 0.14 ACRES OF LAND ARE SITUATED WITHIN THE CONFINES OF SAID HAZEL ST.

Date of Sale: January 06, 2026

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: THE SOUTH ENTRANCE STEPS OF THE EASTLAND 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 AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 or TEJAS CORPORATE SERVICES, LLC 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, AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 or TEJAS CORPORATE SERVICES, LLC 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 AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 or TEJAS CORPORATE SERVICES, LLC 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


Auction.com, LLC OR Tejas Corporate Services, LLC Trustee

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