



VG-1443-2020-2001683

**Freestone
County
Linda Jarvis
Freestone County
Clerk**

Instrument Number: 2001683

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: June 11, 2020 03:57 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$8.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2001683
Receipt Number: 20200611000021
Recorded Date/Time: June 11, 2020 03:57 PM
User: Sabra K
Station: Clerk Station

Record and Return To:

INSOURCE LOGIC



STATE OF TEXAS
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Sharon St. Pierre, Ronnie Hubbard, Allan Johnston,
Sheryl LaMont, Robert LaMont, Aurora Campos,
Jonathan Harrison, Ramiro Cuevas, Patrick Zwiars,
Vanessa McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000049-20-1S

APN 12718

TO No 200212738-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 5, 2017, TREY DALTON BATES A SINGLE MAN AND HEATHER DAWN MILLER A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for PRIMELENDING, A PLAINSCAPITAL COMPANY, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$226,902.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on September 5, 2017 as Document No. 01703041 in Book OR 01725, on Page 00838 in Freestone County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 12718

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Patrick Zwiars, Vanessa McHaney** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Lakeview Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 4, 2020 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Freestone County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Freestone County Courthouse, 118 Commerce Street, Fairfield, TX 75840, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 9 day of June, 2020.



By: Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Aurora Campos, Jonathan Harrison, Ramiro Cuevas, Patrick Zwierns, Vanessa McHaney
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT A

Legal Description

**John Lawrence Survey, Abstract No. 365
Freestone County, Texas**

2.00 Acres

All that certain lot, tract or parcel of land, part of the John Lawrence Survey, Abstract No. 365, Freestone County, Texas, being all of that certain called 0.70 acre tract described in a deed to Justin Sullivan and wife, Kayla Sullivan on April 23, 2004 in Volume 1277, Page 249 of the Official Records of Freestone County, Texas and part of that certain called 11.98 acre tract described in a deed to Mark Edward Compton from Ed Compton on November 25, 1985 in Volume 711, Page 702 of the Deed Records of Freestone County, Texas and being more completely described as follows, to-wit:

BEGINNING at the Northeast corner of the above mentioned 0.70 acre tract, a Northwest corner of the residue of the above mentioned 11.98 acre Compton tract and being in the South line of U.S. Highway No. 84, from which a ½" iron rod (found) bears North 18 deg. 53 min. 55 sec. East - 0.79 ft.;

THENCE South 18 deg. 53 min. 55 sec. West with the East line of the 0.70 acre Sullivan tract and a West line of the residue of the 11.98 acre Compton tract, a distance of 170.24 ft. to a ½" iron rod (found) in a fence for an ell corner of same, a Southeast corner of the 0.70 acre Sullivan tract and being the easterly Northeast corner of a 1.30 acre tract described on this day;

THENCE South 31 deg. 52 min. 26 sec. West across the 11.98 acre Compton tract and with the most easterly line of the 1.30 acre tract, a distance of 163.31 ft. to a ½" iron rod (set) in a fence for the Southeast corner of this tract;

THENCE North 57 deg. 23 min. 22 sec. West continuing across the 11.98 acre Compton tract and with the South line of the 1.30 acre tract, a distance of 259.52 ft. to a ½" iron rod (set) for the Southwest corner of same;

THENCE North 01 deg. 35 min. 54 sec. East continuing across the 11.98 acre Compton tract and with the most westerly line of the 1.30 acre tract, a distance of 216.68 ft. to a ½" iron rod (set) for the Northwest corner of same, in a North line of the residue of the 11.98 acre tract, in the South line of said U.S. Highway No. 84 and being in a curve;

THENCE in a southeasterly direction with a North line of the residue of the 11.98 acre Compton tract, the most northerly line of the 1.30 acre tract, the North line of said 0.70 acre Sullivan tract, the South line of U.S. Highway No. 84 and with said curve to the right, at 166.81 ft. pass the northerly Northeast corner of the 1.30 acre tract and being the Northwest corner of the 0.70 acre tract, from which ½" iron rod (found) capped "MJR 1858" bears North 06 deg. 44 min. 48 sec. East - 0.71 ft. and continue a total distance of 359.48 ft. which has a radius of 1,372.39 ft. and a long chord bearing and distance of South 80 deg. 53 min. 52 sec. East - 358.45 ft. to the place of beginning and containing 2.00 acres of land.

The bearings recited herein are based on the North line of a called 0.70 acre tract described in Volume 1277, Page 249 of the Official Records of Freestone County, Texas.