

FILED 3/25/2022

Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BY

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**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 100248-TX

Date: March 22, 2022

County where Real Property is Located: Jackson

ORIGINAL MORTGAGOR: ANNA M LAZO AND PABLO SERGIO LAZO, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A
SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 7/29/2019, RECORDING INFORMATION: Recorded on 7/30/2019, as Instrument No.
2019-01920

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING 8.83 ACRES SITUATED IN AND A PART
OF LOT 28 OF THE HUSTON RANCH SUBDIVISION (VOLUME 1, PAGE 7 SLIDE 4A, PLAT
RECORDS, JACKSON COUNTY, TEXAS) IN THE WILLIAM BRIDGES LEAGUE, ABSTRACT NO, 9,
JACKSON COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/3/2022, the foreclosure sale will be conducted in
Jackson County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as
Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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.

Page 1 of 2

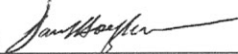


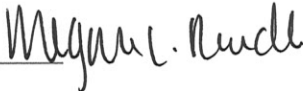
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AP NOS/SOT 08212019

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE PATSY ANDERSON, CAROL KELLY, MEGAN L. RANDLE, EBBIE MURPHY, ELIZABETH ANDERSON, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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.

By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024



Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT "A"

Being 8.83 acres situated in and a part of Lot 28 of the Huston Ranch Subdivision (Volume 1, Page 7 Slide 4A, Plat Records, Jackson County, Texas) in the William Bridges League, Abstract No. 9, Jackson County, Texas, and is a portion of that certain 182.78 acres of land described as Tract Two in a Partition Deed to Charles Michael Marthiljohni recorded in Volume 580, Page 666 of the Official Records of Jackson County, Texas, including that certain 2.00 acres described in an Exchange Gift Deed from David Carl Marthiljohni and wife, Constance W. Marthiljohni, to Charles Michael Marthiljohni and wife, Jessica Marthiljohni, recorded in Volume 191, Page 411 of the Official Records of Jackson County, Texas. This 8.83 acres is more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod (capped "Ellis 4736") set in the Southwest line of Farm to Market Road No. 822 and the Southeast line of a County Road for the North corner of this 8.83 acres, also being the North corner of said 2.00 acre tract;

THENCE S 24 degrees, 39'00" E (bearing reference line) with the Southwest line of Farm to Market Road No. 822 at 195.16 feet passing a 1/2 inch iron pipe found for the East corner of said 2.00 acre tract, continuing on the same course a TOTAL DISTANCE of 968.52 feet to a 1/2 inch iron rod (capped "Ellis 4736") set for the East corner of this 8.83 acre tract;

THENCE crossing said 182.78 acre tract with and along an existing fence as follows:

N 81 degrees, 51'58" W a distance of 594.04 feet to a corner post for a corner of this 8.83 acres;

S 48 degrees, 34'13" W a distance of 15.64 feet to a corner post found for the South corner of this 8.83 acres;

N 34 degrees, 14'56" W a distance of 244.14 feet to a 2 inch metal corner post found for a corner of this 8.83 acres;

THENCE with a metal bar fence as follows:

S 49 degrees, 53'17" W a distance of 14.36 feet to a 2" metal fence corner post for a corner of this 8.83 acres

N 85 degrees, 06'59" W a distance of 10.27 feet to a 2" metal fence corner post for a corner of this 8.83 acres;

N 39 degrees, 49'52" W a distance of 33.98 feet to a 2" metal fence corner post for a corner of this 8.83 acres;

N 06 degrees, 40'36" E a distance of 4.82 feet to a 2" metal fence corner post for a corner of this 8.83 acres;

N 45 degrees, 40'06" E a distance of 4.47 feet to a 2" metal fence corner post for a corner of this

8.83 acres;

N 39 degrees, 47'03" W a distance of 12.13 feet to a 2" metal fence corner post of this 8.83 acres;

N 50 degrees, 39'01" E a distance of 13.85 feet to a 2" metal fence corner post for a corner of this 8.83 acres;

THENCE N 42 degrees, 57'19" W a distance of 135.44 feet to a 1/2 inch iron rod (capped "Ellis 4736") set in the southeast line of said County Road for the West corner of this 8.83 acres;

THENCE N 45 degrees, 00'00" E with the Southeast line of County Road a distance of 655.51 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 8.83 acres, and bearings are based on a deed recorded in Volume 191 , Page 411 of the Official Records of Jackson County, Texas.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: June 07, 2022

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: DOWNSTAIRS, MAIN LOBBY, AT FRONT DOOR FACING MAIN STREET, JACKSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 01, 2009 and recorded in Document BOOK 357 PAGE 504 ; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2018-01580 real property records of JACKSON County, Texas, with SHERMAN BALIZAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SHERMAN BALIZAN, securing the payment of the indebtednesses in the original principal amount of \$168,274.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

FILED 3/14/22 @ 10:30 a.m.

Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS

BY Maria Mijia



THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MEGAN RANDLE, EBBIE MURPHY, AARTI PATEL, DYLAN RUIZ, AUCTION.COM, MEGAN L. RANDLE, AMY JURASEK, OR REBECCA BOLTON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Israel Saucedo

Certificate of Posting

My name is Megan Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 03/14/22 I filed at the office of the JACKSON County Clerk and caused to be posted at the JACKSON County courthouse this notice of sale.

Megan Randle

Declarants Name: Megan L. Randle

Date: 03/14/22

EXHIBIT "A"

LOT FIFTEEN (15), OF BLOCK ONE (1), RESUBDIVISION OF COUNTRY ESTATES, SECTION ONE (1), AS SHOWN BY SLIDE 168-B OF THE PLAT RECORDS OF JACKSON COUNTY, TEXAS.

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: October 21, 2005	Original Mortgagor/Grantor: ZERNELL LYONS
Original Beneficiary / Mortgagee: WALTER MORTGAGE COMPANY., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ INVENTORY TRUST
Recorded in: Volume: 271 Page: 1045 Instrument No: 58928	Property County: JACKSON
Mortgage Servicer: NEWREZ LLC F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* 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 \$61,740.00, executed by ZERNELL LYONS and payable to the order of Lender.

Property Address/Mailing Address: 310 SAYLES ROAD, EDNA, TX 77957

Legal Description of Property to be Sold: BEING ALL OF LOT NUMBERS ONE (1) AND TWO (2) OF BLOCK NUMBER SEVEN (7) OF THE BOOKER T. WASHINGTON ADDITION TO THE TOWN OF EDNA IN JACKSON COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAID ADDITION, EACH OF WHICH LOT IS 50 FEET WIDE, THE EAST LINE OF LOT NUMBER ONE (1) BEING APPROXIMATELY 133.4 FEET LONG AND THE WEST LINE OF LOT NUMBER TWO (2) BEING APPROXIMATELY 134.2 FEET LONG..

Date of Sale: May 03, 2022	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Jackson County Courthouse, 115 W. Main, Edna, TX 77957 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, *U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ INVENTORY TRUST*, the owner and holder of the Note, has requested Megan Randle, Ebbie Murphy, Aarti Patel, Maryna Danielian, Pamela Thomas, Dylan Ruiz whose address is 1 Mauchly Irvine, CA 92618 OR Megan Randle or Ebbie Murphy 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.

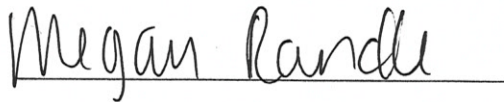


Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF NRZ INVENTORY TRUST* bid may be by credit against the indebtedness 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, Megan Randle, Ebbie Murphy, Aarti Patel, Maryna Danielian, Pamela Thomas, Dylan Ruiz whose address is 1 Mauchly Irvine, CA 92618 OR Megan Randle or Ebbie Murphy 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 Megan Randle, Ebbie Murphy, Aarti Patel, Maryna Danielian, Pamela Thomas, Dylan Ruiz whose address is 1 Mauchly Irvine, CA 92618 OR Megan Randle or Ebbie Murphy 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

Megan Randle, Ebbie Murphy, Aarti Patel, Maryna Danielian,
Pamela Thomas, Dylan Ruiz OR Megan Randle or Ebbie
Murphy, Trustee

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

FILED 3/11/22 @ 10:30 a.m.

Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS

BY

