

FILED FOR RECORD

NOV 30 2023

402 S Houston St, Edgewood, TX 75117

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

22-014008

**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: 02/06/2024

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Van Zandt County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 13, 2018 and recorded in the real property records of Van Zandt County, TX and is recorded under Clerk's Instrument No. 2018-007168 with Ashlee N. Murphy and Chance T. Holder (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as Nominee for Loan Simple Inc mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Ashlee N. Murphy and Chance T. Holder, securing the payment of the indebtedness in the original amount of \$265,109.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND IN THE T.J. SHAW SURVEY, ABSTRACT NO. 759, CITY OF EDGEWOOD, VAN ZANDT COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND CONVEYED TO WILLIAM AND BEVERLY GIBBONS IN VOLUME 1333, PAGE 354, AND FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD, AT THE SOUTHEAST CORNER OF SAID GIBBONS TRACT, IN THE WEST LINE OF SOUTH HOUSTON STREET;

THENCE NORTH 81 DEGREES 47' 46" WEST, 258.79 FEET TO A 1/2 INCH IRON ROD, FOUND IN THE EAST LINE OF SOUTH MAIN STREET;

THENCE NORTH 00 DEGREES 54' 28" WEST, 112.65 FEET TO A SET 1/2 INCH IRON ROD, STAMPED "MOBLY 4128";

THENCE SOUTH 83 DEGREES 38' 18" EAST, 155.48 FEET TO A FENCE CORNER;

THENCE SOUTH 05 DEGREES 34' 27" WEST, 9.45 FEET TO A FENCE CORNER;

THENCE SOUTH 83 DEGREES 04' 22" EAST, 119.76 FEET TO A CUT X IN SIDEWALK;

THENCE SOUTH 07 DEGREES 38' 48" WEST, 109.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 29,733.17 SQUARE FEET OR 0.683 ACRES OF LAND.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR Randy Daniel whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM whose address is 750 Highway 121 BYP, Ste 100, Lewisville, TX 75067, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

November 22, 2023

Executed on

/s/ Candace Sissac

James E. Albertelli, P.A.  
Kirk Schwartz, Esq.  
Candace Sissac, Esq.  
2201 W. Royal Ln, Suite 200  
Irving, TX 75063

11-30-23  
Executed on

*Randy Daniel*

**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Randy Daniel OR AUCTION.COM  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is *Randy Daniel*, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11-30-23 I filed at the office of the Van Zandt County Clerk and caused to be posted at the Van Zandt County courthouse this notice of sale.

Declarants Name: *Randy Daniel*  
Date: 11-30-23