

FILE FOR RECORD

JUN 27 2025

RECORDING REQUESTED BY:

SUGAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

WHEN RECORDED MAIL TO:

Ramiro Cuevas, Aurora Campos, Jonathan Harrison,
Patrick Zwiers, Darla Boettcher, Dana Karnin, Lisa
Bruno, Angie Uselton, Conrad Wallace, Tonya
Washington, Meryl Olsen, Misty McMillan, Tiffiney
Bruton, Tionna Hadnot, David Ray, Randy Daniel,
Cindy Daniel, Jim O'Bryant
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX09000008-25-1

APN R000021293 /
064.4170.0001.0003.0000

TO No 250178098-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 3, 2022, ALI SEIF, AN UNMARRIED PERSON 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 LOANDEPOT.COM, LLC, 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 \$239,000.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on June 6, 2022 as Document No. 2022-006720 in Van Zandt 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 R000021293 / 064.4170.0001.0003.0000

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 **Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Brunton, Tionna Hadnot, David Ray, Randy Daniel, Cindy Daniel, Jim O'Bryant** 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.

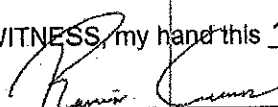
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 5, 2025 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Van Zandt 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: **Van Zandt County Courthouse, 121 E. Dallas Street, Canton, TX 75103, 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 18th day of June, 2025.


By Ramiro Cuevas
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

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"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W. N. BLACK SURVEY, ABSTRACT NO. 1033, VAN ZANDT COUNTY, TEXAS, KNOWN AS LOT THREE (3), BLOCK ONE (1), GREEN MEADOWS SUBDIVISION, UNIT ONE (1), AND BEING THE SAME TRACT OF LAND CONVEYED TO BETTE JO YOUNG RECORDED IN VOLUME 1031, PAGE 298, REAL PROPERTY RECORDS, VAN ZANDT COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE EAST LINE OF S. OAK STREET, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF LOT 2, BLOCK 1, GREEN MEADOWS SUBDIVISION, UNIT 1, AS RECORDED IN GLIDE 50-B, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS; THENCE NORTH 02 DEG. 04 MIN. 00 SEC. EAST ALONG THE EAST LINE OF SAID S. OAK STREET A DISTANCE OF 120.80 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF LOT 4, BLOCK 1, OF SAID SUBDIVISION;

THENCE SOUTH 87 DEG. 56 MIN. 43 SEC. EAST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 231.12 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID LOT 4, SAID POINT BEING IN THE WEST LINE OF A 30 FOOT ALLEY;

THENCE SOUTH 02 DEG. 06 MIN. 31 SEC. WEST ALONG THE WEST LINE OF SAID ALLEY A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER, THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 87 DEG. 56 MIN. 43 SEC. WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 231.03 FEET TO THE PLACE OF BEGINNING AND CONTAINING 27,728.773 SQUARE FEET OR 0.636 ACRES OF LAND, MORE OR LESS.