

22-023257

F20220006

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: January 10, 2013	Original Mortgagor/Grantor: MURPHY L. GANN, JR. AND BELINDA K. GANN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: 848 Page: 47 Instrument No: 259708	Property County: TERRY
Mortgage Servicer: LOANCARE, LLC	Mortgage Servicer's Address: 3637 Scentara 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 \$48,417.00, executed by BELINDA K GANN and MURPHY L GANN JR and payable to the order of Lender.

Property Address/Mailing Address: 102 E REPPTO ST, BROWNFIELD, TX 79316

Legal Description of Property to be Sold: THE NORTH ONE HUNDRED FEET (N/100') OF LOT FOUR (4) IN BLOCK ONE HUNDRED TWELVE (112) OF THE ORIGINAL TOWN OF BROWNFIELD, TERRY COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 8, PAGE 175 OF THE DEED RECORDS OF TERRY COUNTY, TEXAS.

COMMONLY KNOWN AS: 102 EAST REPPTO, BROWNFIELD, TX 79316

PARCEL NUMBER: R13431

Date of Sale: July 05, 2022	Earliest time Sale will begin: 01:00 PM
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Place of sale of Property: In the main lobby by the north entrance of the Terry County Courthouse near the bulletin board, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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 Ronald Byrd whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Ronald Byrd, Kevin Key or Jay Jacobs 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, Ronald Byrd whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Ronald Byrd, Kevin Key or Jay Jacobs 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 Ronald Byrd whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Ronald Byrd, Kevin Key or Jay Jacobs 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.

Ronald Byrd

Ronald Byrd or Ronald Byrd, Kevin Key or Jay Jacobs,
Trustee

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

