

FILED FOR RECORD  
COLORADO COUNTY, TX

2024 OCT 17 PM 3: 34

KIMBERLY MENKE  
COUNTY CLERK

D.A.

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Megan Randle, Ebbie Murphy, Robert Randle  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000345-23-1

APN 17800

TO No 230505997

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 27, 2018, DENNIS W. LAAKE AND ELVIRA LAAKE, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ROBERT K. FOWLER as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for REVERSEMORTGAGES.COM, 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 \$412,500.00, payable to the order of Longbridge Financial, LLC as current Beneficiary, which Deed of Trust recorded on July 9, 2018 as Document No. 2839 in Book 871, on Page 540 in Colorado 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 17800

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 Megan Randle, Ebbie Murphy, Robert Randle 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 Longbridge Financial, 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.

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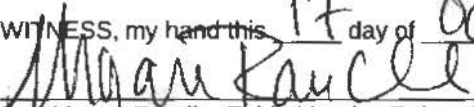
TO No 230505997

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 7, 2025 at 10:00 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 Colorado 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: **318 Spring Street, Columbus TX 78934; In the lobby of the Colorado County Courthouse Annex or If the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Longbridge Financial, 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 Longbridge Financial, 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 17 day of October, 2024  
  
By: Megan Randle, Ebbie Murphy, Robert Randle  
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.insourcelogic.com](http://www.insourcelogic.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

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.

ARS-17894

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Being part of Lot Number 4, Block Number 31, Town of Weimar, Colorado County, Texas, out of land conveyed to F. B. Keiner by deed of record in Vol. 103, Page 442, Deed Records of Colorado County, Texas, the part hereby conveyed being described by metes and bounds as follows:

BEGINNING at the southeast corner of said Lot No. 4, Block No. 31, a stake for corner at the intersection of the north line of Converse Street and the west line of College Street;

THENCE in a northerly direction along the west line of said College Street, 115 feet, a stake for the northeast corner hereof and southeast corner of that tract of land conveyed by Albina Dobecka to Delphin D. Bartek and Diane L. Adamek, recorded in Vol. 359, Page 176, Deed Records of Colorado County, Texas,

THENCE in a westerly direction parallel with the south line of said Lot No. 4, Block No. 31, 100 feet to southwest corner of said Bartek and Adamek Lot, thence continuing on the same course an additional 28 feet to stake for corner, the northwest corner hereof, in the east line of that tract of land conveyed by Anna and Christina Keiner to Henry Schneider, et ux, dated February 1, 1955 recorded in Vol. 183, Page 22, Deed Records of Colorado County, Texas;

THENCE in a southerly direction, along the east line of said Schneider lot, 115 feet to stake for corner, the southwest corner hereof and southeast corner of said

Schneider lot;

THENCE in a easterly direction, along the north line of said Converse Street, 128 feet to the place of beginning

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