

FILED FOR RECORD

2023 SEP -7 PM 3: 35

23-138656

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)

RECEIVED
HARDIN COUNTY CLERK
[Signature]

Deed of Trust Date: May 17, 2022	Original Mortgagor/Grantor: AUSTIN J. O'HARRA AND KAYLIE A. O'HARRA AND ANDRE M. O'HARRA
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2022-126945	Property County: HARDIN
Mortgage Servicer: LoanCare, LLC	Mortgage Servicer's Address: 3637 Sentara 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 \$284,747.00, executed by AUSTIN J. O'HARRA and KAYLIE O'HARRA and ANDRE O'HARRA and payable to the order of Lender.

Property Address/Mailing Address: 6534 BEN D SMITH RD, SILSBEE, TX 77656

Legal Description of Property to be Sold: FILE NO.: 1653532
BEING A TRACT OR PARCEL OF LAND CONTAINING A 5.00 ACRES OUT OF THE ALEXANDER HAMPTON LEAGUE, ABSTRACT NUMBER 30, HARDIN COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 40.0 ACRE TRACT OF LAND CONVEYED TO W.E. CAMPBELL BY DEED RECORDED IN VOLUME 547, PAGE 307 (DR) AND BEING THAT SAME TRACT OF LAND CONVEYED TO OLIVE PELTS BY DEED RECORDED IN HARDIN COUNTY CLERK FILE NUMBER 2014-43986, SAID 5.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD FOUND FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS SWINNEY ROAD AND BEING THE SOUTHEAST CORNER OF A 2.013 ACRE TRACT OF LAND CONVEYED TO JAMES WILLIAMS BY DEED RECORDED IN HARDIN COUNTY CLERK FILE NUMBER 201343118;

THENCE, NORTH 00 DEG. 00 MIN. 28 SEC. WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SWINNEY ROAD FOR A DISTANCE OF 210.05 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER AND BEING THE NORTHEAST CORNER OF SAID WILLIAMS 2.013 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 89 DEG. 53 MIN. 42 SEC. WEST, ALONG THE NORTH LINE OF SAID WILLIAMS 2.013 ACRE TRACT FOR A DISTANCE OF 417.07 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE EAST LINE OF AN 8.00 ACRE TRACT OF LAND CONVEYED TO DALE GORE BY DEED RECORDED IN HARDIN COUNTY CLERK FILE NUMBER 2014-45496 AND BEING THE NORTHWEST CORNER OF SAID WILLIAMS 2.013 ACRE TRACT;



THENCE, NORTH, ALONG THE EAST LINE OF SAID GORE 8.00 ACRE TRACT FOR A DISTANCE OF 521.87 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DISHON RPLS 5756" SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS BEN D SMITH ROAD AND BEING THE NORTHEAST CORNER OF SAID GORE 8.00 ACRE TRACT;

THENCE, SOUTH 89 DEG. 51 MIN. 53 SEC. EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BEN D SMITH ROAD FOR A DISTANCE OF 417.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DISHON RPLS 5756" SET FOR CORNER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID BEN D SMITH ROAD AND THE WEST RIGHT-OF-WAY LINE OF SAID SWINNEY ROAD AND BEING THE NORTHEAST CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 00 DEG. 00 MIN. 28 SEC. EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SWINNEY ROAD FOR A DISTANCE OF 521.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.00 ACRES OR LAND, MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION OF THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE ITEM 2 OF SCHEDULE B HEREOF.

Date of Sale: November 07, 2023	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Commissioners' Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, 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, 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 Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Angie Brooks whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez 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, Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Angie Brooks whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez 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 Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Angie Brooks whose address is 1 Mauchly Irvine, CA 92618 OR Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez 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

Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Amy Oian, Matthew Hansen, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Aleena Litton, Aarti Patel, Auction.com, Dana Dennen, Cindy Dennen, Aaron Crawford, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Angie Brooks OR Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks OR Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112