

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)**

FILED FOR RECORD
2023 JUL 13 PM 3:35
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY Em Luena

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| Deed of Trust Date: July 19, 2018 | Original Mortgagor/Grantor: ROBERTO C. VILLA AND DEBANHY VILLA |
| Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY., ITS SUCCESSORS AND ASSIGNS | Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC |
| Recorded in: Volume: N/A Page: N/A Instrument No: 2018-87082 | 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 \$171,830.00, executed by ROBERTO C. VILLA and payable to the order of Lender.

Property Address/Mailing Address: 40557 HIGHWAY 105, BATSON, TX 77519

Legal Description of Property to be Sold: BEING A 1.9883 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE REUBEN. WOOD LEAGUE, ABSTRACT NO. 56, HARDIN COUNTY, TEXAS AND BEING OUT OF AND PART OF LOT 16, BLOCK 1 ACCORDING TO THE MAP OF REUBEN WOOD LEAGUE AS RECORDED IN VOLUME 35, PAGE 302, DEED RECORDS, HARDIN COUNTY, TEXAS AND BEING OUT OF AND PART OF THAT CERTAIN CALLED 7.670 ACRE TRACT OF LAND AS DESCRIBED IN A "SPECIAL WARRANTY DEED" FROM FROST NATIONAL BANK OF SAN ANTONIO, INDEPENDENT EXECUTOR OF THE ESTATE OF VERN HOOKS MCLEAN, ET AL. TO J.J. STOVALL AS RECORDED IN VOLUME 931, PAGE 558, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS AND FURTHERMORE BEING ALL OF THAT CERTAIN CALLED 1.99 ACRE TRACT OF LAND AS DESCRIBED IN A "GENERAL WARRANTY DEED WITH VENDOR'S LIEN" FROM J.J. STOVALL AND ANNA M. STOVALL TO GERALD B. CHANDLER AND SPOUSE, GABRIELLE E. CHANDLER AS RECORDED IN BOOK 1488, PAGE 829, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS, SAID 1.9883 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SAID 1.99 ACRE CHANDLER TRACT AS NORTH 10°05'00" WEST AS RECORDED IN THE ABOVE REFERENCED BOOK 1488, PAGE 829, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON ROD WITH A CAP STAMPED "B-LINE" FOUND FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 8.020 ACRE TRACT OF LAND AS DESCRIBED IN A "GENERAL WARRANTY DEED" FROM TOMMY CHESSON AND WANDA SUE CHESSON, HUSBAND AND WIFE, TO J.J. STOVALL AS RECORDED IN INST NO. 2011-20456, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS AND SAID CORNER BEING IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 105 AND BEING IN THE EAST LINE OF THE ABOVE REFERENCED LOT 16 AND THE WEST LINE OF LOT



17, BLOCK 1 ACCORDING TO THE MAP OF REUBEN WOOD LEAGUE AS RECORDED IN VOLUME 35, PAGE 302, DEED RECORDS, HARDIN COUNTY, TEXAS;

THENCE SOUTH 09°54'39" EAST, ALONG AND WITH THE BOUNDARY BETWEEN THE TRACT HEREIN DESCRIBED AND THE SAID 8.020 ACRE STOVALL TRACT, THE SAME BEING THE COMMON LINE BETWEEN THE SAID LOTS. 16 AND 17, FOR A DISTANCE OF 359.72 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "B-LINE" FOUND FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF THE REMAINDER OF THE SAID 7.670 ACRE STOVALL TRACT;

THENCE SOUTH 83°24'15" WEST, ALONG AND WITH THE BOUNDARY BETWEEN THE TRACT HEREIN DESCRIBED AND THE REMAINDER OF THE SAID 7.670 ACRE STOVALL TRACT, FOR A DISTANCE OF 272.44 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "B-LINE" FOUND FOR CORNER, SAID CORNER BEING THE NORTHWEST CORNER OF THE REMAINDER OF THE SAID 7.670 ACRE STOVALL TRACT AND IN THE WEST LINE OF THE SAID LOT 16 AND THE EAST LINE OF LOT 15, BLOCK 1 ACCORDING TO THE MAP OF REUBEN WOOD LEAGUE AS RECORDED IN VOLUME 35, PAGE 302, DEED RECORDS, HARDIN COUNTY, TEXAS AND SAID CORNER BEING IN THE EAST LINE OF THE REMAINDER OF THAT CERTAIN CALLED 25.023 ACRE TRACT OF LAND AS DESCRIBED IN A "WARRANTY DEED" FROM CHARLES K. HEBERT AND PATSY HEBERT TO JARVIS JOEL STOVALL AND ANNA STOVALL AS RECORDED IN VOLUME 982, PAGE 590, OFFICIAL PUBLIC RECORDS, HARDIN COUNTY, TEXAS;

THENCE NORTH 10°05'00" WEST, ALONG AND WITH THE BOUNDARY BETWEEN THE TRACT HEREIN DESCRIBED AND THE REMAINDER OF THE SAID 25.023 ACRE STOVALL TRACT, THE SAME BEING THE COMMON LINE BETWEEN THE SAID LOTS 15 AND 16, FOR A DISTANCE OF 276.11 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "B-LINE" FOUND FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF THE REMAINDER OF THE SAID 25.023 ACRE STOVALL TRACT AND IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 105;

THENCE NORTH 66°07'14". EAST, ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 105, FOR A DISTANCE OF 281.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.9883 ACRES, MORE OR LESS.

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| Date of Sale: September 05, 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 Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR 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 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, Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR 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 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 Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR 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 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

Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Angelia Brooks OR 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 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