

24-01271
12225 FM 92, SILSBEE, TX 77656

FILED FOR RECORD
2024 APR 25 PM 12:54

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

CONNIE BECKON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Blonde Jones*

- Property: The Property to be sold is described as follows:
See attached Exhibit A
- Security Instrument: Deed of Trust dated February 11, 2022 and recorded on February 15, 2022 at Instrument Number 2022-123445 in the real property records of HARDIN County, Texas, which contains a power of sale.
- Sale Information: July 2, 2024, at 11:00 AM, or not later than three hours thereafter, at the Commissioner's Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by WILLIAM FRANK RANDALL secures the repayment of a Note dated February 11, 2022 in the amount of \$152,189.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



4815545

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Keata Smith

Substitute Trustee(s): Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Oian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay, Tiffany Beggs, Stephanie Hernandez, Jami Grady, Christian Brooks, Michael Kolak, Crystal Koza, Ron Harmon, Aleena Litton, Aarti Patel, Cindy Dennen, Aaron Crawford, Angie Brooks and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Keata Smith, declare under penalty of perjury that on the 25th day of April, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HARDIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

TRACT ONE - FEE SIMPLE:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN HARDIN COUNTY, TEXAS, OUT OF THE H. & T.C.R.R. SURVEY, ABSTRACT NO. 301 AND THE C. M. VOTAW SURVEY, ABSTRACT NO. 801 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS BELOW

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN HARDIN COUNTY, TEXAS, OUT OF THE H. & T.C.R.R. SURVEY, ABSTRACT NO. 301 AND THE C. M. VOTAW SURVEY, ABSTRACT NO. 801 AND BEING ALL THAT CERTAIN CALLED 1 ACRE TRACT CONVEYED TO JAMES F. FISHER, JR. , ET UX IN THE DOCUMENT RECORDED IN VOLUME 1001 ON PAGE 351 OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON PIN FOUND FOR THE NORTHWEST CORNER OF THE AFORESAID REFERRED TO 1 ACRE TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF THE SAID 1 ACRE TRACT, EAST AT 225.89 FEET A T BAR FOUND FOR THE NORTHEAST CORNER OF THE SAID 1 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 1.963 ACRE TRACT CONVEYED TO BOBBY GENE NICKELL, ET UX IN THE DOCUMENT RECORDED IN VOLUME 1159 ON PAGE 528 OF THE SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE COMMON BOUNDARY LINE OF THE SAID 1 ACRE TRACT AND THE SAID 1.963 ACRE TRACT, S 00° 18' 36" E AT 50.00 FEET A 1/2" IRON PIN SET FOR THE MOST NORTHERLY SOUTHEAST CORNER OF THE SAID 1 ACRE TRACT;

THENCE, ALONG THE MOST NORTHERLY SOUTH BOUNDARY LINE OF THE SAID 1 ACRE TRACT, S 89° 34' 14" W AT 92.70 FEET A 1/2" IRON PIN SET FOR THE ELL CORNER OF THE SAID 1 ACRE TRACT;

THENCE, ALONG THE MOST SOUTHERLY EAST BOUNDARY LINE OF THE SAID 1 ACRE TRACT, S 00° 22' 44" E AT 234.86 FEET A 1/2" IRON PIN SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE SAID 1 ACRE TRACT;

THENCE, ALONG THE MOST SOUTHERLY SOUTH BOUNDARY LINE OF THE SAID 1 ACRE TRACT, N 89° 53' 22" W AT 134.47 FEET A 1/2" IRON PIN SET FOR THE SOUTHWEST CORNER OF THE SAID 1 ACRE TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF THE SAID 1 ACRE TRACT, N 00° 06' 32" W AT 285.29 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.984 ACRE OF LAND, MORE OR LESS.

TRACT TWO - EASEMENT ESTATE ONLY:

BEING A FREE INTERRUPTED USE, LIBERTY AND EASEMENT OF PASSING IN AND ALONG A CERTAIN PASSAGEWAY OR ROAD ACROSS THE SAID PREMISES, AND LOCATED ALONG THE NORTH LINE BOUNDARY OF SAID PROPERTY, RUNNING EAST AND WEST, AND BEING 15 FEET IN WIDTH, AND TO USE SUCH PASSAGEWAY OR ROAD AT ALL TIMES AS DESCRIBED IN WARRANTY DEED DATED AUGUST 23, 1979, EXECUTED BY GERALD BROYLES AND WIFE, EULALIA BROYLES TO JASPER E. BULLOCK AND WIFE, JIMMIE R. BULLOCK, RECORDED IN VOLUME 698, PAGE 196 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

2022-123445
CONNIE BECTON
COUNTY CLERK
2022 Feb 15 at 11:33 AM
HARDIN COUNTY, TEXAS
By: RS, DEPUTY