

OCT 05 2023

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____, DEP

23-135240

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: October 29, 2020	Original Mortgagor/Grantor: RACHEL CIRILIA RIVAS-FUENTES
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AUSTIN CAPITAL BANK SSB., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2020-010803	Property County: VAN ZANDT
Mortgage Servicer: FLAGSTAR BANK N.A.	Mortgage Servicer's Address: 5151 Corporate Drive Troy, Michigan 48098-2639

* 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 \$220,924.00, executed by RACHEL CIRILIA RIVAS-FUENTES and payable to the order of Lender.

Property Address/Mailing Address: 33719 STATE HWY 64, WILLS POINT, TX 75169

Legal Description of Property to be Sold: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF VAN ZANDT AND STATE OF TEXAS: ALL THAT CERTAIN 5.17 ACRE LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE B. BRUTON SURVEY, ABSTRACT NO. 54, VAN ZANDT COUNTY, TEXAS. BEING A RESURVEY OF A CALLED 5.17 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO ENDRE KARL STAMPF AND WIFE, VIRGINIA STAMPF AS RECORDED IN VOLUME 1535, PAGE 900 OF THE REAL RECORDS OF VAN ZANDT COUNTY, TEXAS (R.R.V.Z.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALLED STEEL FENCE POST FOUND IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 64 FOR THE NORTHEAST CORNER OF THE HEREON DESCRIBED TRACT SAME BEING THE SOUTHEAST CORNER OF A CALLED 5.113 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO ROBERT L. HADDAWAY AND JANICE HADDAWAY AS RECORDED IN VOLUME 2054, PAGE 228, OF THE OFFICIAL PUBLIC RECORDS OF VAN ZANDT COUNTY, TEXAS (O.P.R.V.Z.C.T.);

THENCE: SOUTH 32° 24' 38" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 274.93 FEET TO A CALLED STEEL FENCE POST FOUND FOR THE SOUTHEAST CORNER OF THE HEREON DESCRIBED TRACT SAME BEING THE NORTHEAST CORNER OF A CALLED 2.002 ACRE TRACT (CALLED 5.22 ACRES LESS AND EXCEPT 3.218 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO SHANTI INVESTMENTS, LLC. AS RECORDED IN DOCUMENT NO. 2015-008518, R.R.V.Z.C.T. FROM WHICH A CALLED STEEL FENCE POST FOUND FOR THE SOUTHEAST CORNER OF SAID SHANTI INVESTMENTS TRACT BEARS SOUTH 32° 24' 38" EAST, A DISTANCE OF 274.93 FEET;



THENCE: NORTH 89° 57' 35" WEST, ALONG THE NORTH LINES OF SAID SHANTI INVESTMENTS TRACT AND A CALLED 3.218 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO JAMES M. GRADICK AND WIFE, JENNIE A. GRADICK AS RECORDED IN VOLUME 1758, PAGE 473, O.P.R.V.Z .C.T. , PASSING THROUGH A 1/2" IRON ROD FOUND FOR THE COMMON CORNER OF SAME AT 301.98 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 976.08 FEET TO A 8" WOOD FENCE POST FOR THE SOUTHWEST CORNER OF THE HEREON DESCRIBED TRACT AND BEING WITHIN THE NORTHEASTERLY LINE OF A CALLED 13.63 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO COLT NITSCHKE AS RECORDED IN DOCUMENT NO. 2012-001924, R.R.V.Z.C.T. ; THENCE: NORTH 30° 58' 28" WEST, ALONG SAID NORTHEASTERLY LINE OF NITSCHKE TRACT, A DISTANCE OF 270.16 FEET TO A CALLED 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREON DESCRIBED TRACT AND BEING THE COMMON CORNER BETWEEN THIS TRACT, THE SAID NITSCHKE AND HADDAWAY TRACTS, AND A CALLED 5.104 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO RONALD J. BREAUX AS RECORDED IN VOLUME 2124, PAGE 457, O.P.R.V.Z.C.T.;

THENCE: SOUTH 89° 57' 35" EAST, ALONG THE SOUTH LINE OF SAID HADDAWAY TRACT, A DISTANCE OF 967.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.17 ACRES OF LAND.

TOGETHER WITH A MOBILE HOME THAT IS LOCATED ON THE PROPERTY, MOBILE HOME LEGAL IS A 2000 MOBILE HOME, MAKE: PALM HARBOR MANUFACTURING LP/ MASTERPIECE HOUSING; MODEL- MPP564D2, SERIAL NO. MP158635A AND MP158635B, SIZE- 64 X 28.

Date of Sale: November 07, 2023

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: Van Zandt County Courthouse, 121 E. Dallas Street, Canton, TX 75103 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, David Ray, Randy Daniel, Cindy Daniel, Jim O'Bryant whose address is 1 MAUCHLY IRVINE, CA 92618 or Randy Daniel or Cindy Daniel or Jim O'Bryant 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.

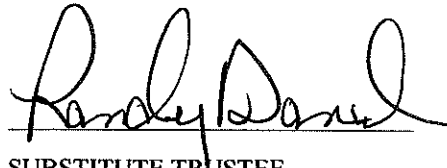
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington,

Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Randy Daniel, Cindy Daniel, Jim O'Bryant whose address is 1 MAUCHLY IRVINE, CA 92618 or Randy Daniel or Cindy Daniel or Jim O'Bryant 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Randy Daniel, Cindy Daniel, Jim O'Bryant whose address is 1 MAUCHLY IRVINE, CA 92618 or Randy Daniel or Cindy Daniel or Jim O'Bryant 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.

A handwritten signature in black ink that reads "Randy Daniel". The signature is written in a cursive style and is positioned above a horizontal line.

SUBSTITUTE TRUSTEE

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Randy Daniel, Cindy Daniel, Jim O'Bryant OR Randy Daniel or Cindy Daniel or Jim O'Bryant, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
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