

POSTED
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RECEIVED
SEP 18 2019
Nolan County Clerk

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Terry Browder, Laura Browder, Marsha Monroe
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX06000073-19-1

APN 23876 | 23878

TO No 191036874-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 14, 2016, MEAGAN C SEPULVADO, A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of LAUREL A. MEYER as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FAIRWAY INDEPENDENT MORTGAGE CORPORATION, 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 \$71,402.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on July 15, 2016 as Document No. 16-20970 in Book 1384, on Page 0220 in Nolan 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**

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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 Terry Browder, Laura Browder, Marsha Monroe 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 Lakeview Loan Servicing, 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.

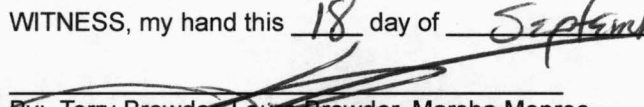
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2019 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Nolan 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: **Nolan County Courthouse, 100 East 3rd Street, Sweetwater, TX 79556, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, 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 Lakeview Loan Servicing, 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 18 day of September, 2019


By: ~~Terry Browder, Laura Browder, Marsha Monroe~~
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 ON LINE AT 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
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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.

EXHIBIT "A"

ALL OF LOTS FIFTEEN (15), SIXTEEN (16), AND THE SOUTH ONE-HALF (S/2) OF LOT SEVENTEEN (17), BLOCK THIRTY-SEVEN (37), OF THE ORIGINAL TOWN OF ROSCOE (NOLAN COUNTY PLAT RECORDS SLIDE 214B), NOLAN COUNTY, TEXAS. BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO JAKE HULL AND SHANNA HULL RECORDED IN NOLAN COUNTY OFFICIAL PUBLIC RECORDS VOLUME 1307 PAGE 259. DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING:** AT A SET 1/2" IRON PIN WITH YELLOW CAP MARKED MORRIS 2426 IN THE EAST RIGHT OF WAY OF OAK STREET FOR THE SOUTHWEST CORNER LOT 15.
- THENCE:** N 08° 47' 07" W - 124.97' ALONG THE EAST RIGHT OF WAY OF OAK STREET TO A SET 1/2" IRON PIN WITH YELLOW CAP MARKED MORRIS 2426.
- THENCE:** N 81° 10' 34" E - 140.04' TO A SET 1/2" IRON PIN WITH YELLOW CAP MARKED MORRIS 2426.
- THENCE:** S 08° 48' 31" E - 125.07' TO A SET 1/2" IRON PIN WITH YELLOW CAP MARKED MORRIS 2426 FOR THE SOUTHEAST CORNER LOT 15.
- THENCE:** S 81° 12' 55" W - 140.09' TO THE POINT OF BEGINNING.