

POSTED

10-31-19
12:45pm

110 Ponderosa Dr , Sweetwater, TX 79556

19-004609

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

- Date: 12/03/2019
- Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of Nolan County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/19/2017 and recorded in the real property records of Nolan County, TX and is recorded under Clerk's File/Instrument Number, Vol. 1444, Page 153, with Aubrey D. Thomas and Belinda F. Thomas (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Aubrey D. Thomas and Belinda F. Thomas, securing the payment of the indebtedness in the original amount of \$112,917.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 6, SECTION 3, OF THE GULFTON HEIGHTS SUBDIVISION (NOLAN COUNTY PLAT RECORDS SLICE 227A), LOCATED IN SECTION 52, BLOCK 22, T&P RY. SURVEYS, NOLAN COUNTY, TEXAS.



4709094

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Lakeview Loan Servicing, LLC., as Mortgage Servicer, is representing the current Mortgagee whose address is:

LoanCare LLC
3637 Sentara Way
Virginia Beach, VA 23452

SUBSTITUTE TRUSTEE

Marsha Monroe, Terry Browder, Laura Browder,
1320 Greenway Drive, Suite 300 Irving, TX 75038.
OR Terry Browder, Laura Browder, Marsha Monroe,
Jonathan Schendel, Ramiro Cuevas, Kristie Alvarez,
Charles Green whose address is 1 Mauchly, Irvine,
CA 92618

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2019.

NOTARY PUBLIC in and for

COUNTY

My commission expires: _____
Print Name of Notary: _____

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Nolan County Clerk and caused to be posted at the Nolan County courthouse this notice of sale.

Declarants Name: _____
Date: _____