

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**POSTED**  
Date: 11-12-24  
Time: 2:30pm  
Sharla Keith, County Clerk  
Nolan County, Texas  
By: [Signature] Deputy

**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.**

Matter No.: 128578-TX

Date: October 17, 2024

County where Real Property is Located: Nolan

ORIGINAL MORTGAGOR: LAURA L POSEY, A SINGLE PERSON  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR MID AMERICA MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC  
MORTGAGE SERVICER: Flagstar Bank, N.A

DEED OF TRUST DATED 2/4/2022, RECORDING INFORMATION: Recorded on 2/7/2022, as Instrument No. 22-35926 in Book 1678 Page 48

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): A DESCRIPTION OF A 0.843 ACRE TRACT OF LAND LOCATED IN NOLAN COUNTY, TEXAS BEING OUT OF THE SOUTHEAST 1/4 SECTION 59, BLOCK 22, T & P RAILWAY COMPANY SURVEYS, SAME BEING THAT CERTAIN.84 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN FROM TOMMYE M. BOOTHE TO JOHN H. DELAPLAINE, ET. UX., DATED NOVEMBER 22, 1982, AND RECORDED IN VOLUME 258, PAGE 358, DEED RECORDS OF SAID COUNTY AND THE SAID 0.843 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/3/2024, the foreclosure sale will be conducted in Nolan County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Flagstar Bank, N.A is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Flagstar Bank, N.A, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o Flagstar Bank, N.A  
5151 Corporate Drive  
Troy, Michigan 48098-2639



Matter No.: 128578-TX

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.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE TERRY BROWDER, LAURA BROWDER, JAMIE OSBORNE, JONATHAN SCHENDEL, RAMIRO CUEVAS, CHARLES GREEN, AUCTION.COM, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

**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.**

By: *Hollis Hamilton*  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

*Terry Browder*

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

[REDACTED]

Date: FEBRUARY 4, 2022

Property Address: 142 GLENDALE RD  
SWEETWATER, TEXAS 79556

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

A DESCRIPTION OF A 0.843 ACRE TRACT OF LAND LOCATED IN NOLAN COUNTY, TEXAS BEING OUT OF THE SOUTHEAST 1/4 SECTION 59, BLOCK 22, T & P RAILWAY COMPANY SURVEYS, SAME BEING THAT CERTAIN.84 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN FROM TOMMYE M. BOOTHE TO JOHN H. DELAPLAINE, ET. UX., DATED NOVEMBER 22, 1982, AND RECORDED IN VOLUME 258, PAGE 358, DEED RECORDS OF SAID COUNTY AND THE SAID 0.843 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING at an Iron Rod Found for the southeast corner of the herein described tract of land and the southwest corner of that certain 1.818 acre tract of land, recorded in volume 807, Page 174, Deed Records of said county, same being on the north Right-Of-Way line of Glendale Road;

THENCE along the south line of the herein described tract of land and the north Right-Of-Way line of said Road, North 74° 22' 43" West and a distance of 169.90 feet to a Capped Iron Rod Set for the southwest corner of the herein described tract of land and the most southerly east corner of that certain 2.67 acre tract of land, recorded in Volume 417, Page 263, Deed Records of said county, from which for reference an Iron Rod Found for the southwest corner of said 2.67 acre tract of land bears, South 85° 07' 05" West and a distance of 30.90 feet;

THENCE along the west line of the herein described tract of land and the most southerly east line of said 2.67 acre tract of land, North 24° 34' 39" East and a distance of 229.98 feet to a Capped Iron Rod Set for the northwest corner of the herein described tract of land and an interior corner of said 2.67 acre tract of land;

THENCE along the north line of the herein described tract of land and the most northerly south line of said 2.67 acre tract of land, South 83° 47' 13" East and a distance of 141.58 feet to an Iron Pipe Found for the northeast corner of the herein described tract of land;

THENCE along the east line of the herein described tract of land, South 16° 53' 53" West and a distance of 250.39 feet to the POINT OF BEGINNING and containing 0.843 acre of land.