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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

RECORDING REQUESTED BY:

2022 SEP 26 PM 3:20

WHEN RECORDED MAIL TO:

Ramiro Cuevas, Aurora Campos, Jonathan Harrison,
Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno,
Angie Uselton, Tonya Washington, Monica Henderson,
Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney
Bruton, David Ray
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

15L 85863

TS No TX07000109-22-1 APN 119259 TO No 220491300-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 23, 2015, KENDRICK CARRANZA AND AMBER CARRANZA, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HIGHLANDS RESIDENTIAL MORTGAGE, LTD., A LIMITED LIABILITY PARTNERSHIP, 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 \$76,312.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on September 28, 2015 as Document No. 00076215 in Book OPR Vol: 1842, on Page 132 in Hill 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**

APN 119259

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 **Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, David Ray** 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.

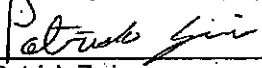
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 6, 2022 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Hill 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: **Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645, or in the area designated by the 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 23rd day of September, 2022.


By: Patrick Zwiars
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 ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

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"

Field notes for the survey of a certain lot, tract, or parcel of land being a part of Lots 3, 4, 5, and 6, Block 8 of the Browder Addition to the City of Itasca in Hill County, Texas. Said land is all that certain tract described in a deed from Eula Gene Watson to Wendell F. Jordan et ux, Alice Ann Jordan recorded in Volume 459, Page 424 of the Deed Records of Hill County and all that certain tract described in a deed from Jack V. Taylor to Wendell F. Jordan et ux, Alice Ann Jordan recorded in Volume 459, Page 424 of the Deed Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the west line of King Street and in the east line of said Lot 4 for the northeast corner of a tract described in a deed to Bill Mastin recorded in Volume 867, Page 56 of the Official Public Records of Hill County and for the southeast corner of this, said rod being North 100.00 feet from the southeast corner of said Lot 4, from the southeast corner of said Block 8, and from the intersection of the north line of Monroe Street with the west line of King Street;

THENCE West 99.91 feet to a 1/2" iron rod found in the east line of a tract described in a deed to J. M. Cordell recorded in Volume 691, Page 727 of the Deed Records of Hill County, for the northwest corner of said Mastin tract and for the southwest corner of this;

THENCE North 50.00 feet to a 1/2" iron rod set in the south line of said Lot 6 for the northeast corner of said Cordell tract and for an inside ell corner of this;

THENCE with the north line of said Cordell tract, West 50.00 feet to a railroad spike set for the southeast corner of a tract described in a deed to Lucy Rios recorded in Volume 576, Page 315 of the Deed Records of Hill County, for the southwest corner of said Lot 6, and for an outside ell corner of this;

THENCE North 75.00 feet to a 1/2" iron rod set in the west line of said Lot 6 for the northeast corner of said Rios tract, for the southeast corner of a tract described in a deed to John Basye recorded in Volume 610, Page 975, for the southwest corner of a tract described in a deed to Harold Ray Faulkner recorded in Volume 965, Page 470 of the Official Public Records of Hill County, and for the northwest corner of this;

THENCE East 149.91 feet to a 1/2" iron rod set in the east line of said Lot 5 and in the west line of King Street for the southwest corner of said Faulkner tract and for the northeast corner of this;

THENCE with the west line of King Street, South 125.00 feet to the place of beginning containing 0.372 acres of land.