

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

TS No TX07000227-24-1

APN 24808 | 104754-000 FKA
24808/1

TO No 240531786-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on July 7, 2022, BUCK HERRON AND JANNA HERRON, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of TINA SORUM 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 \$338,751.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on July 13, 2022 as Document No. 222268 in Jones 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 or Jamie Osborne** 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.

POSTED NOTICE

DATE 12/5/24 TIME 9:33 AM

Wendy Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: Ariel Rozamo

TS No TX07000227-24-1

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NOW THEREFORE, NOTICE IS HEREBY GIVEN that on ^{24808/1} **Tuesday, February 4, 2025** 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 Jones 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: **THE SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ON THE SOUTH SIDE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

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 5 day of December, 2024

By: Terry Browder, Laura Browder or Jamie Osborne
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.Xome.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Xome at 800-758-8052**

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"

This 10.23 acre tract of land is out of Section 4, M.E.P. & P. R.R. Company Lands, Jones County, Texas in the southwest part of Anson and is out of the southeast part of the remainder of a 14.563 acre tract described in Instrument Number 182193 of the Official Public Records, Jones County, Texas being more fully described as follows:

Beginning at a recovered concrete monument being the southeast corner of the 14.563 acre tract and southeast corner of this tract;

THENCE N89°15'12"W with the south line of the 14.563 acre tract 1097.7 feet to a recovered 3/8" rebar in County Road 475 being the southwest corner of the 14.563 acre tract and southwest corner of this tract;

THENCE N22°16'25"E with the center of the road and with the west line of the 14.563 acre tract 340.0 feet to a recovered nail being the most westerly northwest corner of this tract and the southwest corner of a 4.31 acre tract surveyed this same day;

THENCE N88°48'01"E with south line of the 4.31 acre tract passing a 1/2" capped rebar at 34.0 feet set for reference, continue a total distance of 629.6 feet to a 2" steel fence post;

THENCE N11°11'44"E with a fence line and the east line of the 4.31 acre tract 93.7 feet to a 2" steel corner post;

THENCE N00°44'05"E with the east line of the 4.31 acre tract 226.0 feet to a set 1/2" capped rebar being the most northerly northwest corner of this tract, the northeast corner of the 4.31 acre tract and on the north line of the 14.563 acre tract;

THENCE S89°15'55"E generally with a fence line and with the north line of the 14.563 acre tract 324.9 feet to a called steel corner post being the northeast corner of this tract and northeast corner of the 14.563 acre tract;

THENCE S00°34'46"W generally with a fence line and with the east line of the 14.563 acre tract 655.9 feet to the Point of Beginning.

Set 1/2" capped rebar marked "Tommy Higgins RPLS 2805". Bearing based on WGS84 at latitude of 32°44'37.12935"N and longitude of 99°53'59.327424"W.