

FILED
HOUSTON COUNTY
CLERK
2019 AUG 29 PM 3:32

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HOUSTON County
Deed of Trust Dated: April 27, 2018
Amount: \$142,499.00
Grantor(s): ROY LEE STANFORD
Original Mortgagee: NATIONS RELIABLE LENDING, LLC
Current Mortgagee: Lakeview Loan Servicing, LLC
Mortgagee Servicer and Address: c/o LOANCARE, P.O. Box 2026, Flint, MI 48501
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property
Recording Information: Document No. 1801215
Legal Description: SEE "EXHIBIT A".

WHEREAS ROY LEE STANFORD is deceased.

Date of Sale: October 1, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the HOUSTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHARON ST. PIERRE OR SHERYL LAMONT, ROBERT LAMONT, HARRIETT FLETCHER, DAVID SIMS, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, ALLAN JOHNSTON OR RONNIE HUBBARD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.016 Texas Property Code. 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.

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.


KIM ELLEN LEWINSKI, ATTORNEY AT LAW
KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-002197


 8-29-2019
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

EXHIBIT "A"

Being all that certain tract or parcel of land located in the George M. Hopper Survey A-518 in Houston County, Texas, and being all of that tract of the land comprised of Two Tracts: First, a called 1.282 acre tract described in a Deed from Willie L. and wife Mollye J. Moore to Sonja L. Login and husband Jerry W. Logan dated May 17, 1999 and recorded in Volume 1127, Page 724 of the Deed Records of Houston County, Texas (DRHCT) Second, a called 2.507 acre tract described in a Deed from Mollye J. Moore to Jerry Logan and wife Sonja Login dated June 5, 2017 and recorded in Document Number 1701920 of the Official Public Records of Houston County, Texas (OPRHCT) and being described by metes and bounds as follows, to wit:

BEGINNING at a 5/8-inch iron rod found for the Southwest corner of the referenced 1.282 acre tract in the North Right of Way line of State Highway 7 (150' Right of Way at this point), also being the Southeast corner of a called 38.58 acre tract described in a Deed to Allan Rowdy, recorded in Volume 993, Page 372 DRHCT and from which a Concrete Right of Way Marker found bears N 86°08'00" W, a distance of 37.25 feet;

THENCE N 03°13'25" E, along the common line of the 1.282 acre tract and the 38.58 acre tract, passing at 309.34 feet a 1/2-inch iron rod found for the Northwest corner of the reference 1.282 acre tract and the Westerly Southwest corner of the referenced 2.507 acre tract and continuing for a total distance of 436.81 feet to a point for the Northwest corner of the herein described tract in a Southerly line of Tract K1a-IV in a Deed to the United States of America recorded in Volume 172, Page 1 DRHCT (being more particularly described on page 18), from which a 1-1/2-inch iron pipe with an aluminum disc stamped corner 67 bears S 87°06'54" W, a distance of 246.67 feet and a 5/8-inch iron rod found bears N 03°13'25" E, a distance of 1.60 feet;

THENCE N 87°06'54" E, along the North line of the referenced 2.507 acre tract and a South line of the U.S.A tract along or near a red painted line, a distance of 368.04 feet to a capped 1/2-inch iron rod stamped CRH 1845 found for the Northeast corner of the referenced 2.507 acre tract and the Northwest corner of the residue of a called 12.283 acre tract described in a Deed to Mollye J. Moore in Document number 1406345 OPRHCT, (being 8.532 acres tract surveyed this same day), from which a 1-1/2-inch pipe with an aluminum cap stamped corner 68 bears N 87°06'54" E, a distance of 718.34 feet;

THENCE S 04°46'11" W, along the common line of the referenced 2.507 acre tract and the 12.283 acre residual tract (8.532 acres), a distance of 480.11 feet, to a point in a 4-inch iron pipe fence corner in the North Right of Way of State Highway 7 (150' Right of Way at this Point);

THENCE N 86°08'00" W (Basis of Bearings), along the North Right of Way line of State Highway 7, a distance of 353.01 feet to the Point of Beginning and containing 3.780 acres, all as shown on the accompanying survey plat of even date hereof.

Survey by
10/11/17
and
10/11/17
by
10/11/17

April 18