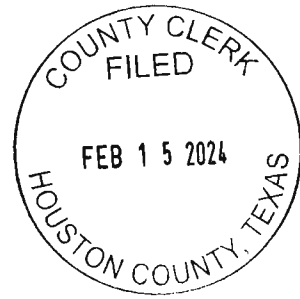


RECORDING REQUESTED BY:



WHEN RECORDED MAIL TO:

Sharon St. Pierre, Ronnie Hubbard, Allan Johnston,
Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen
Adkins, Evan Press, Michael Kolak
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000151-20-4

APN 00030-00490-00000-000004 |
00030-00070-00000-000004

TO No 230280013

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 23, 2016, BRIAN THORNTON, AN UNMARRIED PERSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MICHAEL BURNS, ATTORNEY AT LAW as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for CENDERA FUNDING, INC., 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 \$159,065.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on August 23, 2016 as Document No. 1602638 in Houston 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 00030-00490-00000-000004 | 00030-00070-00000-000004

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 **Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, Michael Kolak** 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.

TS No TX07000151-20-4

APN 00030-00490-00000-000004 |
00030-00070-00000-000004

TO No 230280013

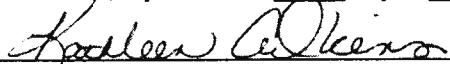
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2024 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Houston County, 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: **Houston County Courthouse, 401 East Houston Avenue, Crockett, TX 75835, 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 12th day of February, 2024.



By: Kathleen Adkins
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.

Posted by: 
2/15/2024 Sharon St. Pierre
Substitute Trustee

TS No TX07000151-20-4

APN 00030-00490-00000-000004 |
00030-00070-00000-000004

TO No 230280013

EXHIBIT "A"

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

EXHIBIT "A"

16.01 acres out of and a part of the JOHN DURST SURVEY, A-30, in Houston County, Texas, and being out of and a part of a called 18.01 acres tract, described in a General Warranty Deed with Vendors Lien, from Ronald L. Thornton et ux. to Lawrence H. Hadley and Judy L. West, recorded in Doc. No. 055418 of the Official Records of Houston County, which 16.01 acres more particularly described by metes and bounds as follows:

BEGINNING on a $\frac{1}{4}$ inch iron rod found for the South West corner of this tract, and being the South West corner of the said called 18.01 acres tract, and being the North West corner of the now or formerly Phillip H. Saucier et ux, called 26.094 acres tract, recorded in Vol. 594, page 428 of the H.C.D.R., and being in a East line of the now or formerly W.P. Bunton called 140 acres tract, recorded in Vol. 754, Page 302, of the H.C.D.R.;

THENCE N 0° 02' 33" W 581.18 feet to a $\frac{1}{4}$ inch iron rod found for corner, same being in the East line of the said now or formerly Wandy L. Evers called 36.67 acres tract and the South West corner of the now or formerly Dean Vincent called 17.416 acres tract, recorded in Doc. No. 062223 of the Official Records of Houston County;

THENCE East, 875.36 feet to a $\frac{1}{4}$ inch iron rod set for corner, same being in the North line of the said original called 18.01 acres tract and being in the South line of the said now or formerly Dean Vincent called 17.417 acres tract, and being the North West corner of a 2.00 acres tract;

THENCE S 22° 29' 23" E 401.55 feet to a $\frac{1}{4}$ inch iron rod set for corner, same being the South West corner of the said 2.00 acres tract;

THENCE N 70° 22' 17" E 244.23 feet to corner in the center of County Road No. 1740, and being in the North East line of the said original called 18.01 acres tract and being the South East corner of the said 2.00 acres tract, set $\frac{1}{4}$ inch iron rod reference corner S 70° 22' 17" W 21.18 feet;

THENCE along with the center of said County Road and the North East line of said called 18.01 acres tract as follows: (1) S 22° 29' 23" 61.84 feet, (2) curve to the left, Radius = 2022.74 feet, Arc Length = 132.85 feet, Chord Distance = 132.83 feet, Chord Bearing = N 25° 37' 04" W, Delta Angle = 3° 45' 43" and (3) S 29° 39' 41" E 214.88 feet to corner in same, same being the South East corner of the said now or formerly Phillip H. Saucier et ux, called 26.094 acres tract, set $\frac{1}{4}$ inch iron rod for reference corner N 87° 10' 20" W 22.98 feet;

THENCE N 87° 10' 20" W 1447.76 feet to the place of beginning and containing 16.01 acres of land more or less, of which 0.185 acre is in said County Road No. 1740.