

RECORDING REQUESTED BY:

FILED FOR RECORD

2022 FEB 24 PM 4:45

WHEN RECORDED MAIL TO:

Reid Ruple, Kathleen Adkins, Evan Press, Cary  
Corenblum, Kristopher Holub, Joshua Sanders, Julian  
Perrine, Amy Oian, Matthew Hansen, Jami Hutton,  
Alexis Banks, Aleena Litton, Aarti Patel, Dana Dennen,  
Cindy Dennen, Aaron Crawford  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

COUNTY CLERK  
HARRIS COUNTY, TEXAS  
*Betty Johnson*

TS No TX07000041-21-1

APN 7354

TO No 210920277-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on November 22, 2010, JIMMY D. HAYNES, A SINGLE PERSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of SCOTT R. VALBY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HOUSTONIAN MORTGAGE GROUP, INC., D/B/A WESTIN MORTGAGE GROUP, 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 \$78,452.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on November 29, 2010 as Document No. 2010-16628 in Book 1796, on Page 0918 in Hardin 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 7354

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 **Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford** 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.

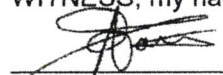
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 5, 2022 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Hardin 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: **Hardin County Courthouse, 300 Monroe, Kountze, TX 77625, or in the area designated by the Commissioner's Court.**

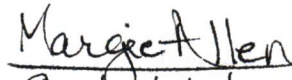
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's 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 18th day of February, 2022.

  
By: Aarti Patel  
Substitute Trustee(s)

  
Substitute Trustee

**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](http://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" LEGAL DESCRIPTION

File No.: 1019930003

Being a tract or parcel containing 0.999 acres out of and a part of the Alexander Hampton League, Abstract Number 30, Hardin County, Texas and being out of and a part of Block 31 of the Southwestern Settlement and Development Company, A Farm Subdivision No. 1, and being out of and a part of the tract of land conveyed to Porter Champlin by Deed of Record in Volume 741, Page 177 of the Deed Records of Hardin County, Texas, said 0.999 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod (bent) found in the North right-of-way line of a public road known as Biscamp road, same being the Southwest corner of a called 1.98 acre tract recorded in Volume 622, Page 542 of the Deed Records of Hardin County, Texas, same being the Southeast corner of the Porter Champlin tract;

THENCE, South 89 deg. 59 min. 30 sec. West (reference bearing), along the North right-of-way line of said Biscamp Road, same being the South line of said Champlin tract for a distance of 222.83 feet (deed = 222.93) to a ½ inch iron rod found at the Southeast corner of a 30' wide road easement;

THENCE North 00 deg. 01 min. 36 sec. East, along the residue of said 30' road easement for a distance of 195.30 feet (deed = North 195.40) to a ½ inch iron rod found for corner;

THENCE South 89 deg. 58 min. 12 sec. East along the residue of said Champlin tract recorded in Volume 741, Page 177 of the Deed Records of Hardin County, Texas for a distance of 222.99 feet (deed = South 89 deg. 59 min. 30 sec. East 222.93 feet) to a 5/8 inch iron rod found for corner in the West line of said called 1.98 acre tract;

THENCE South 00 deg. 04 min. 23 sec. West along the West line of said called 1.98 acre tract for a distance of 195.15 feet (deed = South 195.40 feet) to the POINT OF BEGINNING and containing 0.999 acres of land more or less.

The Company does not insure the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct but is made only for identification purposes and does not override Item 2 of Schedule B hereof.