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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2024 JUN 27 PM 1:54

400 S College St, Itasca, TX 76055

24-009001

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 08/06/2024

Time: Between 1:00 PM - 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hill County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 18, 2022 and recorded in the real property records of Hill County, TX and is recorded under Clerk's Book 2167, Page 254 with Lindsey A Love (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Guaranteed Rate, Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Lindsey A Love, securing the payment of the indebtedness in the original amount of \$158,585.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. FIELD NOTES FOR 0.19 ACRES OF LAND IN THE TOWN OF ITASCA, HILL COUNTY, TEXAS, BEING OUT LOT 4, BLOCK 1, STILLWELL ADDITION, TO THE TOWN OF ITASCA, HILL COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION RECORDED IN VOLUME 47, PAGE 619 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, BEING THAT CALLED 0.189 ACRES OF LAND DESCRIBED IN A DEED TO MICHAEL CAVAZOS AND WIFE, JENNIFER F. CAVAZOS, RECORDED IN VOLUME 917, PAGE 518 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL, NAD 83.

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF EAST SOUTH STREET AND THE WEST LINE OF SOUTH COLLEGE STREET, AT THE NORTH CORNER OF SAID LOT 4, THE NORTH CORNER OF SAID 0.189 ACRES, FOR THE NORTH CORNER OF THIS:

THENCE S31 DEGREES 23'29"E 109.96 FEET ALONG THE WEST LINE OF SAID SOUTH COLLEGE STREET TO A 1/2-INCH IRON ROD SET CAPPED "BLACKLAND" AT THE EAST CORNER OF SAID LOT 4, THE NORTH CORNER OF LOT 1, CLARK'S ADDITION NUMBER 1, TO THE TOWN OF ITASCA, HILL COUNTY, TEXAS, AS PER PLAT OF SAID ADDITION RECORDED IN VOLUME 41, PAGE 1 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, THE EAST CORNER OF SAID 0.189 ACRES, FOR THE EAST CORNER OF THIS;



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THENCE S 59 DEGREES 25'26"W 75.19 FEET ALONG THE SOUTH LINE OF SAID LOT 4, THE NORTH LINE OF SAID LOT 1, TO A 1/2-INCH IRON ROD SET CAPPED "BLACKLAND" AT THE SOUTH CORNER OF SAID 0.189 ACRES, FOR THE SOUTH CORNER OF THIS;

THENCE N 31 DEGREES 23'29"W 109.96 FEET CROSSING SAID LOT 4, WITH THE WEST LINE OF SAID 0.189 ACRES, TO A 1/2-INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID EAST SOUTH ST REET, AT THE WEST CORNER OF SAID 0.189 ACRES, FOR THE WEST CORNER OF THIS;


THENCE N 59 DEGREES 25'26"E 75.19 FEET THE POINT OF BEGINNING, CONTAINING 0.19 ACRES OF LAND.


6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Candace Sissac, Esq OR Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.


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.

6/18/2024
Executed on _____

James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Candace Sissac, Esq.
6565 N MacArthur Drive, Suite 470
Irving, TX 75039

6/26/24
Executed on _____

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Donna Stockman, Brenda Wiggs, Guy Wiggs, David
Stockman, Janet Pinder, Brandy Bacon, Michelle
Schwartz, Jamie Dworsky, Angela Cooper OR
AUCTION.COM
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Donna Stockman, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 6/26/24 6-27-24 I filed at the office of the Hill County Clerk and caused to be posted at the Hill County courthouse this notice of sale.


Declarants Name: Donna Stockman
Date: 6/26/24