

ALLIED FIRST BANK SB DBA SERVBANK (MYS)
LUNA, JUSTIN
7357 FM 2648, POWDERLY, TX 75473

FHA 511-2471217-703-203B
Firm File Number: 22-037572

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 11, 2020, JUSTIN ROSS LUNA, A MARRIED PERSON, AND BRANDI L LUNA, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST CHOICE LOAN SERVICES INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of LAMAR COUNTY, TX and is recorded under Clerk's File/Instrument Number 169335-2020, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, January 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in LAMAR COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Lamar, State of Texas:

SITUATED ABOUT 12.2 MILES NORTH 43° EAST FROM THE CITY OF PARIS, IN THE COUNTY OF LAMAR, STATE OF TEXAS, A PART OF THE JOHN T. SCOTT SURVEY #832 AND THE J.I. AROCHA SURVEY #1 AND BEING ALL OF A CALLED 11.865 ACRE TRACT CONVEYED TO RANDY SKIDMORE AND PATRICIA SKIDMORE BY DEED RECORDED IN DOC.# 156690-2018 OF THE OFFICIAL PUBLIC RECORDS.

BEGINNING AT A 3/8" (HF 5699) CAPPED IRON PIN SET AT THE NORTHEAST CORNER OF THE 11.865 ACRE TRACT AND THE WEST BOUNDARY LINE OF COUNTY ROAD #45400 MID THE SOUTHEAST CORNER OF COUNTY ROAD #45780 (NOT OPEN TO TRAVEL).

THENCE S 02°57'46" E ALONG SAID COUNTY ROAD #45400 A DISTANCE OF 371.29' TO A 3/8" (HF 5699) CAPPED IRON PIN SET IN THE NORTHERLY BOUNDARY LINE OF FARM MARKET HIGHWAY 2648;

THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID FARM MARKET HIGHWAY 2648 AS FOLLOWS: S 88°09'16" W A DISTANCE OF 13.99' TO A CONCRETE HIGHWAY MARKER FOUND; S-01°15'35" E A DISTANCE OF 50.15' TO A CONCRETE HIGHWAY MARKER FOUND; S 43°11'26" W A DISTANCE OF 114.90' TO A CONCRETE HIGHWAY MARKER FOUND; S 80°26'25" W A DISTANCE OF 185.27' TO A CONCRETE HIGHWAY MARKER FOUND; ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 876.29', WITH A RADIUS OF 5779.58', WITH A CHORD BEARING OF S 81°10'44" W, WITH A CHORD LENGTH OF 875.45' TO A CONCRETE HIGHWAY MARKER FOUND; S 76°53'46" W A DISTANCE OF 203.22' TO A 'A' IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE 11.865 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID COUNTY ROAD #45480;

THENCE ALONG THE NORTH BOUNDARY LINE OF THE 11.865 ACRE TRACT AND SOUTH BOUNDARY LINE OF SAID COUNTY ROAD AS FOLLOWS: N 42°36'28" E A DISTANCE OF 360.85' TO A 3/8" (HF 5699) CAPPED IRON PIN SET; N 45°03'15" E A DISTANCE OF 93.18' TO A 3/8" (EIF 5699) CAPPED IRON PIN SET; N 46°31'27" E A DISTANCE OF 99.32' TO A 3/8" (BE5699) CAPPED IRON PIN SET; N 49°35'48" E A DISTANCE OF 82.78' TO A "A" IRON PIN FOUND; N 54°35'29" E A DISTANCE OF 110.14' TO A 3/8" (BF 5699) CAPPED IRON PIN SET; N 59°46'03" E LA DISTANCE OF 80.75' TO A 3/8" (HF 5699) CAPPED IRON PIN SET; N 58°29'35" E A DISTANCE OF 241.83' TO A 3/8" (HF 5699) CAPPED IRON PIN SET; N 62°42'19" E A DISTANCE OF 83.94' TO A 3/8" (HF 5699) CAPPED IRON PIN SET; N 88°02'49" E A DISTANCE OF 101.77' TO A 3/8" (HF 5699) CAPPED IRON PIN SET; S 88°16'25" E A DISTANCE OF 330.83' TO THE POINT OF BEGINNING AND CONTAINING 11.87 ACRES OF LAND.

Property Address: 7357 FM 2648
POWDERLY, TX 75473
Mortgage Servicer: ALLIED FIRST BANK SB DBA SERVBANK
Mortgagee: ALLIED FIRST BANK, SB DBA SERVBANK
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CT 06450

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 02ND DAY OF Wov., 2023.

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 §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE

Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day November 8, 2023.



By: _____
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Attorneys for ALLIED FIRST BANK, SB DBA
SERVBANK

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 military service to the sender of this notice immediately.



Posted by Robert LaMont, November 9, 2023.