

23-165275

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: July 16, 2021	Original Mortgagor/Grantor: BRADLEY GANN AND CALLIE GANN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 184160-2021	Property County: LAMAR
Mortgage Servicer: LOANCARE LLC	Mortgage Servicer's Address: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

* 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.

Secures: Note in the original principal amount of \$177,765.00, executed by BRADLEY GANN and payable to the order of Lender.

Property Address/Mailing Address: 210 HACKLEMAN ST, ROXTON, TX 75477

Legal Description of Property to be Sold: SITUATED WITHIN THE LIMITS OF THE CITY OF ROXTON, IN THE COUNTY OF LAMAR, STATE OF TEXAS A PART OF THE ROCK FALLS RANCHETTS ADDITION RECORDED IN ENVELOPE 357-C OF THE PLAT RECORDS OF SAID COUNTY AND STATE AND BEING LOT 39 CONVEYED TO H.E. DEVELOPMENT (A TEXAS GENERAL PARTNERSHIP) BY DEED RECORDED IN VOL. 1398, PAGE 18 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT A 3/8" CAPPED IRON PIN (HF 5699) FOUND IN THE WEST BOUNDARY LINE OF LOT 28 AND BEING THE NORTHEAST CORNER OF LOT 40 AND BEING THE SOUTHEAST CORNER OF LOT 39 OF SAID ADDITION;

THENCE NORTH 06°47' 0" EAST A DISTANCE OF 114.67' TO A 3/8" CAPPED IRON PIN (HF 5699) SET;

THENCE NORTH 83°13'0" WEST PASSING A 3/8" CAPPED IRON PIN (HF 5699) SET AT A DISTANCE OF 39.52', SAID POINT BEING IN THE SOUTH BOUNDARY LINE OF A 36' WIDE ROAD EASEMENT (PER ROCK FALLS RANCHETTS ADDITION) AND CONTINUING ON FOR A TOTAL DISTANCE OF 200.00' TO A POINT IN THE EAST BOUNDARY LINE OF THE G.C. & S.F. RAILROAD RIGHT OF WAY, FROM SAID POINT A 3/8" CAPPED IRON PIN (HF 5699) SET BEARS SOUTH 61°54'05" EAST A DISTANCE OF 38.65', SAID PIN BEING THE SOUTH AND EAST BOUNDARY LINE OF THE 36' WIDE ROAD EASEMENT;

THENCE SOUTH 06°47' 0" WEST (REFERENCE BEARING) A DISTANCE OF 114.67' TO THE SOUTHWEST CORNER OF LOT 39 AND THE NORTHWEST CORNER OF LOT 40;



THENCE SOUTH 83°13'0" EAST PASSING A 3/8" CAPPED IRON PIN (HF 5699) FOUND AT A DISTANCE OF 36.00' IN THE EAST BOUNDARY LINE OF THE 36.00' WIDE ROAD EASEMENT AND CONTINUING ON FOR A TOTAL DISTANCE OF 200.00' TO THE POINT OF BEGINNING.

I, HAYDEN FOSTER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5699 DO HEREBY CERTIFY THAT THIS DESCRIPTION REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION. THERE DOESN'T APPEAR TO BE ANY ENCROACHMENTS OTHER THAN THOSE SHOWN THEREON. THE TRACT DOES NOT APPEAR TO LIE IN A FLOOD ZONE ACCORDING TO THE FLOOD HAZARD BOUNDARY MAP – COMMUNITY PANEL NO. 480428 B. REFERENCE BEARING = A WEST BOUNDARY LINE OF THE ROCK FALLS RANCHETTS ADDITION (SHOWN ON PLAT) FILE # 060125.

Date of Sale: November 4, 2025

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

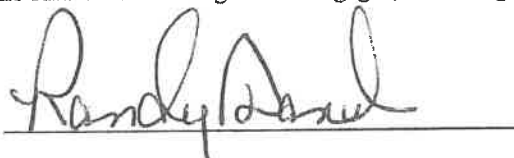
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112