

2022 1365

Our Case Number: 20-06471-FC-2

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 29, 2019, JARED COLLIER, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2019-0519, in Book 490, at Page 37, in the DEED OF TRUST OR REAL PROPERTY RECORDS of LYNN COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 4, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Lynn County Courthouse, 1600 Main Street, Tahoka, TX 79373

in LYNN COUNTY, TEXAS 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 was posted.

Said Real Estate is described as follows: ALL OF LOT NOS. SEVEN (7) AND EIGHT (8) AND THE WEST ONE-HALF (W/2) OF LOT SIX (6) BLOCK 89 OF THE ORIGINAL TOWN OF O'DONNELL, LYNN COUNTY, TEXAS.

Property Address: 515 7TH STREET, O'DONNELL, TX 79351
Mortgage Servicer: NATIONSTAR
Noteholder: LAKEVIEW LOAN SERVICING, LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 6 day of Sept 2022

Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Kevin Key, Jay Jacobs, Ronald Byrd, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Auction.com and Marinosci Law Group PC

Substitute Trustee Address:
Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED
AT 11:39 A M O'CLOCK
SEP - 6 2022
Karen Strickland, County Clerk
Julia Chio, Deputy