

2025 0601

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LYNN County

Deed of Trust Dated: October 9, 2017

Amount: \$140,000.00

Grantor(s): LANAE GWIN and TERRY GWIN

Original Mortgagee: LOANDEPOT.COM, LLC

Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Mortgagee Servicer and Address: c/o M & T BANK, P. O. Box 1364, Buffalo, NY 14240-1364

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2018-0789

Legal Description: FIELD NOTES ON A 0.659 ACRE TRACT OUT OF BLOCK 30, ROBERTS ADDITION TO THE ORIGINAL TOWN OF TAHOKA, LYNN COUNTY, TEXAS AS SHOWN BY THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 87, PAGE 401, LYNN COUNTY DEED RECORDS(LCDR) AND BEING THE SAME TRACT AS THE TRACT DESCRIBED IN A RELEASE OF LIEN RECORDED IN VOLUME 453, PAGE 641, LYNN COUNTY OFFICIAL PUBLIC RECORDS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Date of Sale: July 1, 2025 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the LYNN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TERRY BROWDER OR MARSHA MONROE, LAURA BROWDER, JAMIE OSBORNE, RAMIRO CUEVAS, KEVIN KEY, JAY JACOBS, CHARLES GREEN, KRISTOPHER HOLUB, PATRICK ZWIERS, LISA BRUNO, BRAD DICKEY, NICOLE DICKEY, MIKE QUARTARO, KEITH RODGERS, DREW DICKEY, OR RONALD BYRD have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.


Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2025-000262

Printed Name: _____

c/o XOME

750 TX-121 #100
Lewisville, TX 75067

EXHIBIT "A"
LEGAL DESCRIPTION

FIELD NOTES on a 0.659 acre tract out of Block 30, Roberts Addition to the Original Town of Tahoka, Lynn County, Texas as shown by the map, plat, and/or dedication deed thereof recorded in Volume 87, Page 401, Lynn County Deed Records(LCDR) and being the same tract as the tract described in a Release of Lien recorded in Volume 453, Page 641, Lynn County Official Public Records and being further described by metes and bounds as follows:

BEGINNING at a set 1/2" rod with green cap marked RPLS 4460 (hereinafter referred to as Abacus Cap) for the Southeast corner of this tract from which a found 3/8" iron rod accepted as the Southeast corner of Block 30 bears S 87°59'47" E (Texas North Central Zone Bearing Basis), 169.70 feet (Record Dimension East, 170 feet);

THENCE N 87°59'47" W, with the North line of Lockwood Street (U.S. Highway 380), a distance of 204.64 feet (Record Dimension West, 205 feet) to a found 1/2" rod for the Southwest corner of this tract;

THENCE N 02°16'18" E, with the East line of the tract described in Volume 318, Page 267, LCDR, 140.32 feet (Record Dimension North, 140 feet) to a set Abacus Cap for the Northwest corner of this tract from which a found bent 3/8" rod bears South 0.62 feet and also from which a found 3/8" rod at the Northwest corner of the tract described in Volume 318, Page 267, LCDR, bears N 87° 55' 19" W, 99.91 feet;

THENCE S 87°55'19" E, with the South line of an alley, 204.90 feet (Record Dimension East, 205 feet) to set Abacus Cap for the Northeast corner of this tract;

THENCE S 02°22'42" W, 140.05 feet (Record Dimension South, 140 feet) to the PLACE of BEGINNING, containing 0.659 acres.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

FILED FOR RECORD
KAREN RENDON - COUNTY CLERK
LYNN COUNTY, TEXAS

INST NO:2025-0601

FILED ON: MAY 15, 2025 AT 1:36pm
THE INSTRUMENT CONTAINED 3 PAGES AT FILING
Filed by: Julia Charo Deputy Clerk

THE STATE OF TEXAS
COUNTY OF LYNN



I, Karen Rendon, Clerk County Court in and for said county hereby do certify that the foregoing instrument was filed for record in my office on the 15th day of May 2025 at 1:36 PM and duly recorded on that date, in the Official Public Records of said county.

Instrument # 2025-0601, 3 Pages

A handwritten signature in blue ink that reads "Karen Rendon". The signature is written in a cursive style with a large, stylized "K" and "R".

Karen Rendon, County Clerk

DO NOT DESTROY
WARNING-THIS IS PART OF THE OFFICIAL RECORD

Return:

TERRY BROWDER TITLE
RESEARCH
897 ELMWOOD DR
ABILENE, TEXAS 79605