

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 2, 2018	Original Mortgagor/Grantor: BRANDON SUMMERLIN AND AUTUMN SUMMERLIN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LEADERONE FINANCIAL CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: 0746 Page: 235 Instrument No: 064097	Property County: RED RIVER
Mortgage Servicer: FLAGSTAR BANK, N.A.	Mortgage Servicer's Address: 5151 Corporate Drive Troy, Michigan 48098-2639

* 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 \$142,373.00, executed by AUTUMN SUMMERLIN; BRANDON SUMMERLIN and payable to the order of Lender.

Property Address/Mailing Address: 147 CR 1485, BOGATA, TX 75417

Legal Description of Property to be Sold: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN RED RIVER COUNTY, TEXAS, ABOUT 15 MILES S 26 W FROM THE TOWN OF CLARKSVILLE; AND BEING PART OF THE R. G. HOLDAWAY SURVEY, ABSTRACT NO. 1608, AND BEING PART OF LOT 11 AND ALL OF LOT 12, IN THE RIVERCREST TRAILS SUBDIVISION, AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT CABINET A, SHEET NO. 75-B, OF THE PLAT RECORDS OF RED RIVER COUNTY, TEXAS: SAME BEING ALL OF THE FIFTH TRACT, AND PART OF THE SECOND TRACT DESCRIBED IN DEED FROM KENNARD M. HARRISON TO MARGARET J. HARRISON, DATED JULY 20, 1995, AND RECORDED IN VOLUME 439, PAGES 545-546, OF THE DEED RECORDS OF RED RIVER COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8" R.S. ROD (F) AT THE SOUTHEAST CORNER OF SAID LOT 12, AND AT THE NORTHEAST CORNER OF LOT 13 IN SAID SUBDIVISION, ALSO BEING IN THE CENTER LINE OF A 70.00 FEET WIDE ROADWAY EASEMENT;

THENCE N 90° 00' 00" W, A DISTANCE OF 818.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, AND THE NORTHWEST CORNER OF SAID LOT 13, A 6" TREATED CORNER POST BEARS S 61° 31' 03" E, 10.88 FEET FOR A REFERENCE;

THENCE N 36° 25' 04" W, PASSING THE NORTHWEST CORNER OF SAID LOT 12 AT 438.15 FEET, A TOTAL DISTANCE OF 777.65 FEET TO A 1/2" R.S. ROD (S) IN THE WEST LINE OF SAID LOT 11;



THENCE N 87° 34' 30" E, A DISTANCE OF 527.37 FEET TO A 1/2" R.S.ROD (S) FOR A CORNER;
THENCE S 2° 43' 20" E, A DISTANCE OF 284.89 FEET TO A 3" PIPE CORNER POST (F) FOR A CORNER;
THENCE EASTERLY ALONG A FENCE THE FOLLOWING CALLS: S 88° 44' 20" E, 108.07 FEET (3" PIPE
POST (F)), S 89° 48' 43" E, 24.37 FEET (3" PIPE POST (F)), AND S 88° 52' 10" E, 370.31 FEET TO A POINT
IN THE EAST LINE OF SAID LOT II AND IN THE CENTER LINE OF SAID ROADWAY EASEMENT, A 3"
PIPE POST (F) BEARS N 88° 52' 10" W, 40.59 FEET FOR A REFERENCE;

THENCE S 24° 38' 15" E, ALONG THE CENTER LINE OF SAID ROADWAY EASEMENT, A DISTANCE OF
265.09 FEET TO A 5/8" R.S.ROD (F) AT AN INNER CORNER OF SAID LOT 12;

THENCE S 48° 23' 38" E, ALONG THE CENTER LINE OF SAID ROADWAY EASEMENT, A DISTANCE OF
169.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.440 ACRES OF LAND, MORE OR
LESS.

BEING THE SAME LAND DESCRIBED IN DEED FROM MARGARET J. HAYNES TO CHRISTOPHER W.
SHIRLEY, DATED JUNE 29, 2011, AND RECORDED IN VOLUME 658, PAGE 381, OFFICIAL PUBLIC
RECORDS OF RED RIVER COUNTY, TEXAS.

ALSO KNOWN AS: 147 CR 1485, BOGATA, TEXAS 75417

Date of Sale: November 07, 2023	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: Red River County Courthouse, 400 N. Walnut Street, Clarksville, TX 75426 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, *GINNIE MAE*, the owner and
holder of the Note, has requested Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla
Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty
McMillan, Tiffiney Bruton, Jami Grady, Auction.com, Terry Waters, Ashlee Luna, Robert LaMont, Harriett
Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre whose address is 1 Mauchly Irvine, CA
92618 OR Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan
Johnston or Zoran W. Spasic 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 *GINNIE MAE* 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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison,
Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub,

Meryl Olsen, Misty McMillan, Tiffiney Bruton, Jami Grady, Auction.com, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre whose address is 1 Mauchly Irvine, CA 92618 OR Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Jami Grady, Auction.com, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre whose address is 1 Mauchly Irvine, CA 92618 OR Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic 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

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Jami Grady, Auction.com, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre OR Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic, Trustee Posted September 21, 2023.

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112

FILED FOR RECORD
12:44 o'clock P M. on

SEP 21 2023

Shawn Weemes
SHAWN WEEMES, COUNTY CLERK
RED RIVER CO., TX