

7303 NORTH SERVICE ROAD
BIG SPRING, TX 79720

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: March 07, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTH FRONT DOOR OF THE HOWARD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 15, 2018 and recorded in Document CLERK'S FILE NO. 2018-00007575 real property records of HOWARD County, Texas, with LEANN MARIE WOOD, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LEANN MARIE WOOD, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$162,011.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. FLAGSTAR BANK, N.A, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, N.A
5151 CORPORATE DRIVE
TROY, MI 48098

POSTED
FILED at 10:24 A M O'clock 1/12/23
BRENT ZITTERKOPF, County Clerk, Howard County, Texas
By Justin Danner Deputy



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHELLEY NAIL, DONNA TROUT, CASSIE MARTIN, ZANE NAIL, CHARLES GREEN, KRISTOPHER HOLUB, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, AUCTION.COM, JOHN MCCARTHY OR DAVID CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is PAUL GAMBINO, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 1-12-2023 I filed at the office of the HOWARD County Clerk and caused to be posted at the HOWARD County courthouse this notice of sale.

Declarants Name: 

Date: 1/12/2023

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HOWARD

EXHIBIT "A"

BEING A 0.38 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE NW/4 OF SECTION 44, BLOCK 31, T-1- N, T. & P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" I.R. WITH CAP SET IN THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 20 FOR THE SE CORNER OF A 0.37 ACRE TRACT AS RECORDED IN VOLUME 777, PAGE 790, O.R.H.C. TX AND FOR THE SW CORNER OF THIS TRACT, FROM WHICH A RR SPIKE FOUND FOR THE NW CORNER OF SECTION 44, BLOCK 31, T-1-N, T. & P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS BEARS S. 64° 05' W. 1824.7' AND N. 15° 25' W. 2539.0';

THENCE N. 25° 55' W. A DISTANCE OF 208.7' TO A 1/2" I.R. WITH CAP SET FOR THE NE CORNER OF SAID 0.37 ACRE TRACT AND FOR THE NW CORNER OF THIS TRACT;

THENCE N. 64° 05' E. A DISTANCE OF 79.5' TO A 1/2" I.R. WITH CAP SET FOR THE NW CORNER OF A 0.5 ACRE TRACT AS RECORDED IN VOLUME 764, PAGE 215, D.R.H.C. TX AND FOR THE NE CORNER OF THIS TRACT;

THENCE S. 25° 55' E. A DISTANCE OF 208.7' TO A 1/2" I.R. FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20 FOR THE SW CORNER OF SAID 0.5 ACRE TRACT AND FOR THE SE CORNER OF THIS TRACT;

THENCE S. 64° 05' W. ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 20, A DISTANCE OF 79.5' TO THE PLACE OF BEGINNING.

CONTAINING 0.38 OF AN ACRE OF LAND, MORE OR LESS.