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O'CLOCK AM _____ PM _____
JUL 25 2024 315
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5570 Farm Rd 1000, Mount Pleasant, TX 75455

Titus County Clerk

24-025612

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: 09/03/2024

Time: Between 10:00 AM – 1:00 PM and beginning not earlier than 10:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Titus County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 7, 2015 and recorded in the real property records of Titus County, TX and is recorded under Clerk's Instrument No. 20152140 with Juan L. Gandara and Janet Gandara (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for NETX Mortgage LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Juan L. Gandara and Janet Gandara, securing the payment of the indebtedness in the original amount of \$85,204.00, 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. A 3.970-ACRE LOT, TRACT OR PARCEL OF LAND SITUATE IN THE KENDALL LEWIS SURVEY, ABSTRACT NO. 333 TITUS COUNTY, TEXAS, AND BEING THE RESIDUE OF A CALLED 40-ACRE TRACT OF LAND RECORDED IN VOLUME 361, PAGE 245, OF THE DEED RECORDS, TITUS COUNTY TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST FOUND IN THE NORTH RIGHT-OF-WAY LINE OF FM 1000, THE SOUTHEAST CORNER OF A CALLED 4.391- ACRE TRACT SET OUT IN VOLUME 1982 PAGE 59 OF SAID RECORDS, THE SOUTHWEST CORNER HEREOF AND BEING N 89 DEGREES 03'00" E A DISTANCE OF 291.94 FEET FROM THE SOUTHWEST CORNER OF SAID 40-ACRE TRACT;

THENCE N 01 DEGREES 11'22" W, WITH THE EAST LINE OF SAID 4.391-ACRE TRACT A DISTANCE OF 738.26 FEET TO A 1/2-INCH IRON ROD FOUND FOR IN THE SOUTH LINE OF LOT 7 AS SET OUT IN VOLUME 452 PAGE 535 OF SAID RECORDS AND A POINT IN THE NORTH LINE OF SAID 40-ACRE TRACT;

THENCE N 88 DEGREES 48'36" E WITH THE NORTH LINE OF SAID 40-ACRE TRACT A DISTANCE OF 231.19 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER HEREOF;



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ServiceLink

THENCE S 01 DEGREES 38'09" E WITH THE WEST LINE OF A CALLED 8-ACRE TRACT OF LAND SET OUT IN VOLUME 1898 PAGE 54 OF SAID RECORDS A DISTANCE OF 739.28 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF FM 1000;

THENCE S 89 DEGREES 03'00" W (BEARING BASIS) WITH THE NORTH RIGHT-OF-WAY LINE OF FM 1000 A DISTANCE OF 236.95 FEET WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 172917.01 SQUARE FEET, 3.970-ACRES, MORE OR LESS.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

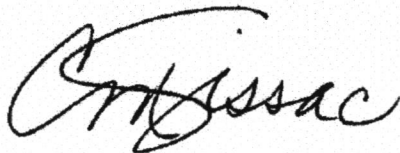
7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Kirk Schwartz, Esq or Gabrielle Davis, Esq OR Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM OR Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Harriett Fletcher OR Ronnie Hubbard, Sheryl LaMont or Allan Johnston whose address is 1 Mauchly, Irvine, CA 92618, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

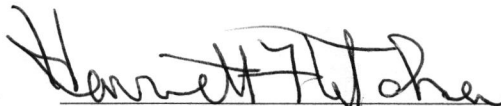
07/24/2024

Executed on

Executed on July 25, 2024.



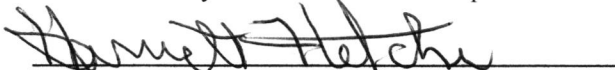
James E. Albertelli, P.A.
Kirk Schwartz, Esq.
Candace Sissac, Esq.
6565 N MacArthur Drive, Suite 470
Irving, TX 75039



SUBSTITUTE TRUSTEE
Agency Sales & Posting
Harriett Fletcher, Robert LaMont, Sheryl LaMont,
Sharon St. Pierre OR Ronnie Hubbard, Sheryl LaMont
or Allan Johnston
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Harriett Fletcher, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on July 25, 2024 I filed at the office of the Titus County Clerk and caused to be posted at the Titus County courthouse this notice of sale.



Declarants Name: Harriett Fletcher

Date: July 25, 2024