

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey  
Fernandez, Charles Green, Kristopher Holub, Ramiro  
Cuevas, Patrick Zwiars  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX07000449-23-1

APN R000048068 | 295580

TO No 230625643

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 4, 2019, PATRICK K HECKLER, A SINGLE MAN AND AMANDA M CHARLTON, A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MICHAEL BURNS, ATTORNEY AT LAW as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$306,348.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on October 7, 2019 as Document No. 2019-00010028 in Book 1860, on Page 591 in Howard County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Shelley Nail, Donna Trout, Zane Nail, Zia Nail, Zoey Fernandez, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiars** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **Lakeview Loan Servicing, LLC**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

POSTED  
FILED at 3:51 P M O'clock 2/8/24  
BRENT ZITTERKOPE, County Clerk, Howard County, Texas  
By  Deputy

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NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 2, 2024 at 10:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Howard County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Howard County Courthouse, 300 S. Main Street, Big Spring, TX 79720, or in the area designated by the Commissioner's Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Lakeview Loan Servicing, LLC's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Lakeview Loan Servicing, LLC's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 1st day of February, 2024.

By: Ramiro Cuevas  
Substitute Trustee(s)

**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.**

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: [Auction.com](http://Auction.com) at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

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**EXHIBIT "A"**

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

**EXHIBIT "A"**

BEING FOUR 0.40 ACRE TRACTS OF LAND OUT OF TRACT 6, SILVER HEELS SUBDIVISION, SECTION 18, BLOCK 32, T-1-S, T.&P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS, 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 BOYKIN ROAD (60' RIGHT- OF-WAY), IN TRACT 6, SILVER HEELS SUBDIVISION, SECTION 18, BLOCK 32, T-1-S, T.&P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS; FROM WHENCE THE NE CORNER OF SAID SECTION 18 BEARS N. 75° 17' E. 165.0' AND N. 14° 44' W. 1900.7':

THENCE S. 75° 17' W. ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BOYKIN ROAD 124.0' TO A 1/2" I.R. WITH CAP SET IN THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BOYKIN ROAD AND THE EAST RIGHT-OF-WAY LINE OF A 60' WIDE PUBLIC ROAD FOR THE SW CORNER OF THIS TRACT;

THENCE N. 14° 44' W. ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 60' WIDE PUBLIC ROAD 565.0' TO A 1/2" I.R. WITH CAP SET IN THE INTERSECTION OF SAID 60' WIDE PUBLIC ROAD AND A 30' WIDE RIGHT-OF-WAY FOR THE NW CORNER OF THIS TRACT;

THENCE N. 75° 17' E. ALONG THE SOUTH LINE OF SAID 30' WIDE RIGHT-OF-WAY 124.0' TO A 1/2" I.R. WITH CAP SET FOR THE NW CORNER OF A 1.618 ACRE TRACT AND FOR THE NE CORNER OF THIS TRACT;

THENCE S. 14° 26' 05" E. ALONG THE EAST LINE OF SAID 1.618 ACRE TRACT AT 283.0' PASS A 1/2" I.R. FOUND FOR THE SW CORNER OF A 1.618 ACRE TRACT AND THE NW CORNER OF A 1.612 ACRE TRACT, 565.0' IN ALL TO THE PLACE OF BEGINNING.

CONTAINING 1.60 ACRES OF LAND

