

Our File Number: 19-01892

Name: JASON R. POWERS, UNMARRIED MAN

**NOTICE OF TRUSTEE'S SALE** FILED FOR RECORD

WHEREAS, on March 26, 2018, JASON R. POWERS, UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2018-002536 in the DEED OF TRUST OR REAL PROPERTY RECORDS of VAN ZANDT COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 1, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at County Courthouse in **VAN ZANDT COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §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 was posted.

Said Real Estate is described as follows: BEING LOT 33 OF THE BULLARD'S SABINE RIVER ESTATES, AN ADDITION TO THE CITY OF EDGEWOOD, VAN ZANDT COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN GLIDE 229B, PLAT RECORDS, VAN ZANDT COUNTY, TEXAS.

Property Address: 132 OCEAN LAKE DRIVE, EDGEWOOD, TX 75117

Mortgage Servicer: LOANCARE

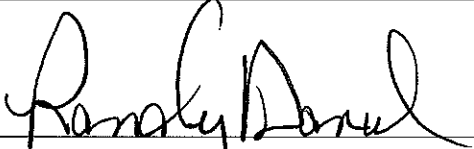
Noteholder: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY, SUITE 303, VIRGINIA BEACH, VA 23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 24 day of Jun, 2020.

  
Randy Daniel, Ramiro Cuevas, Aurora Campos,  
Jonathan Harrison, Shawn Schiller, Patrick  
Zwiers, Darla Boettcher, Dana Kamin, Lisa  
Bruno, Ronda Tyler, Cindy Daniel, Jim  
O'Bryant, Angie Uselton, Monica Henderson,  
Jami Hutton, Substitute Trustees

Substitute Trustee Address:  
Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300