

NOV 16 2023

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

Matter No.: 117869-TX

Date: November 13, 2023

County where Real Property is Located: Van Zandt

ORIGINAL MORTGAGOR: CHASE COLMAN COURT, A MARRIED MAN AND BROOKE COURT,
HIS WIFEORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY
LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 10/18/2021, RECORDING INFORMATION: Recorded on 10/21/2021, as Instrument
No. 2021-012248

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN 0.50 OF AN ACRE LOT,
TRACT, OR PARCEL OF LAND SITUATED IN THE D.T. BUNDY SURVEY, ABSTRACT NO. 68, VAN
ZANDT COUNTY, TEXAS. BEING A RESURVEY OF A CALLED 0.50 OF AN ACRE TRACT OF LAND
DESCRIBED IN A GENERAL WARRANTY DEED TO KRISCINDA STEINBACH, RECORDED IN
VOLUME 1491, PAGE 103, REAL RECORDS, VAN ZANDT COUNTY, TEXAS (R.R. V.Z.C.T.), AND
MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/2/2024, the foreclosure sale will be conducted in
Van Zandt County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as
Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262




Matter No.: 117869-TX

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, CONRAD WALLACE, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: 
Paul A. Hoefker, Attorney
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San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
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P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

ALL THAT CERTAIN 0.50 OF AN ACRE LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE D.T. BUNDY SURVEY, ABSTRACT NO. 68, VAN ZANDT COUNTY, TEXAS. BEING A RESURVEY OF A CALLED 0.50 OF AN ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO KRISCINDA STEINBACH, RECORDED IN VOLUME 1491, PAGE 103, REAL RECORDS, VAN ZANDT COUNTY, TEXAS (R.R. V.Z.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CALLED 1 INCH IRON PIPE FOUND FOR THE NORTH CORNER OF THE SAID 0.50 OF AN ACRE STEINBACH TRACT, SAME BEING AN ELL CORNER OF A CALLED 17.771 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN TO CODY BASS, RECORDED IN DOCUMENT NO. 2019-010854, OFFICIAL PUBLIC RECORDS, VAN ZANDT COUNTY, TEXAS (O.P.R.V.Z.C.T.); THENCE, SOUTH 45 DEGREES 01 MINUTE 14 SECONDS EAST (VOL. 1491, PG. 103 A, SOUTH 45 DEGREES 28 MINUTES 00 SECONDS EAST, 104.39 FEET), ALONG THE MOST EASTERLY SOUTHWEST LINE OF THE SAID 17.771 ACRE BASS TRACT, A DISTANCE OF 104.33 FEET TO A CALLED 1/2 INCH IRON ROD FOUND FOR THE EAST CORNER OF THE SAID 0.50 OF AN ACRE STEINBACH TRACT, SAME BEING THE MOST EASTERLY SOUTH CORNER OF THE SAID 17.771 ACRE BASS TRACT, AND BEING AN ANGLE POINT IN THE NORTHWESTERLY LINE OF A CALLED 2.219 ACRE TRACT OF LAND DESCRIBED IN A TEXAS GENERAL WARRANTY DEED TO TAMMY LENARNAND, RECORDED IN DOCUMENT NO. 2017-003892, O.P.R.V.Z.C. T.; THENCE: SOUTH 44 DEGREES 55 MINUTES 56 SECONDS WEST (VOL. 1491, PG. 103 - SOUTH 44 DEGREES 32 MINUTES 00 SECONDS WEST), ALONG SAID NORTHWESTERLY LINE OF THE SAID 2.219 ACRE LENARNAND TRACT, A DISTANCE OF 208.81 FEET TO A POINT WITHIN THE LIMITS OF COUNTY ROAD 3217 FOR THE SOUTH CORNER OF THE SAID 0.50 OF AN ACRE STEINBACH TRACT, SAME BEING THE WEST CORNER OF THE SAID 2.219 ACRE LENARNAND TRACT, FROM WHICH A 1/2 INCH COPPED IRON ROD (STAMPED BISON CREEK) SET FOR REFERENCE BEARS NORTH 44 DEGREES 55 MINUTES 56 SECONDS EAST, A DISTANCE OF 12.26 FEET; THENCE: NORTH 44 DEGREES 58 MINUTES 01 SECOND WEST (VOL. 1491, PG. 103 NORTH 45 DEGREES 28 MINUTES 00 SECONDS WEST), WITHIN THE LIMITS OF SAID COUNTY ROAD 3217, A DISTANCE OF 104.39 FEET TO A POINT FOR THE WEST CORNER OF THE SAID 0.50 OF AN ACRE STEINBACH TRACT, SAME BEING THE MOST WESTERLY SOUTH CORNER OF THE SAID 17.771 ACRE BASS TRACT, FROM WHICH A CALLED 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS NORTH 44 DEGREES 56 MINUTES 55 SECONDS EAST, A DISTANCE OF 11.08 FEET; THENCE: NORTH 44 DEGREES 56 MINUTES 55 SECONDS EAST (DIRECTIONAL CONTROL LINE - DOC. NO. 2019-010854) VOL. 1491, PG. 103 = NORTH 44 DEGREES 32 MINUTES 00 SECONDS EAST), ALONG THE MOST WESTERLY SOUTHEAST LINE OF THE SAID 17.771 ACRE BASS TRACT, A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.50 OF AN ACRE OF LAND.