

Our File Number: 19-01892
Name: JASON R POWERS, UNMARRIED MAN

NOTICE OF TRUSTEE'S SALE

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 BENEFICIARY AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC., its successors and assigns, 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, APRIL 7, 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, LLC

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 22 day of January, 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
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED FOR RECORD

2020 JAN 23 AM 9:18

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX

BY _____ DEP.



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