

Our File Number: 18-00667

Name: SANDRA K BLACKBURN, AN UNMARRIED WOMAN

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on February 10, 2010, SANDRA K BLACKBURN, AN UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to ROBERT FRAPPIER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR PHH MORTGAGE CORPORATION, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2010-001180, 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, NOVEMBER 6, 2018**, 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 the 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF EDGEWOOD, VAN ZANDT COUNTY, TEXAS, PART OF THE T.J.SHAW SURVEY, ABSTRACT NUMBER 759, AND BEING THE SAME TRACT OR LAND CONVEYED TO DOROTHY N. HALL RECORDED IN VOLUME 1723, PAGE 591 REAL RECORDS, VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 403 EAST OAK STREET  
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 13 day of October, 2018.

  
Randy Daniel, Substitute Trustees

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



4672958

**EXHIBIT "A"**

All that certain lot, tract or parcel of land situated within the Corporate Limits of the City of Edgewood, Van Zandt County, Texas, part of the T.J. Shaw Survey, Abstract Number 759, and being the same tract of land conveyed to Dorothy N. Hall recorded in Volume 1723, Page 591 Real Records, Van Zandt County, Texas, and being described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod found for corner, the Southeast corner of herein described tract, said point being at the intersection of the North line of East Oak Street and the West line of North Bowie Street;

**THENCE** North 81 degrees 00 minutes 12 seconds West along the North line of said East Oak Street a distance of 84.25 feet to a ½ inch iron rod found for corner, the Southwest corner of herein described tract and the Southeast corner of a tract of land conveyed to Jeffery S. and Cheryl M. Gray recorded in Document Number 2008-002968 Real Records, Van Zandt County, Texas;

**THENCE** North 09 degrees 00 minutes 49 seconds East along the East line of said Gray tract a distance of 109.81 feet to a point for corner, the Northwest corner of herein described tract, from which a 2 inch iron pipe found for witness bears North 80 degrees 30 minutes 35 seconds West - 0.30 feet;

**THENCE** South 80 degrees 30 minutes 35 seconds East along the most Southerly South line of a tract of land conveyed to Frances M. Cornwell recorded in Volume 1365, Page 0573 Real Records, Van Zandt County, Texas, a distance of 84.25 feet to a 1 inch iron pipe found for corner, the Southeast corner of said Cornwell tract and the Northeast corner of herein described tract, said point being in the West line of said North Bowie Street;

**THENCE** South 09 degrees 00 minutes 49 seconds West along North Bowie Street a distance of 109.08 feet to the PLACE OF BEGINNING and containing 9,220.60 square feet or 0.212 acres of land.