

FILED
AT 11:16 O'CLOCK AM

APR 20 2023

RECORDING REQUESTED BY:

Kim Blau
COUNTY AND DISTRICT CLERK
LIPSCOMB COUNTY, TEXAS

WHEN RECORDED MAIL TO:

Ronnie Heck, Shannon Heck, Gabrielle Carrier
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000066-23-1

APN R000144854

TO No DEF-527317

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on May 3, 2019, MATTHEW J WOODRUM AND SHANNON WOODRUM, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of MICHAEL H PATTERSON as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HAPPY STATE BANK, 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 \$132,554.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on May 7, 2019 as Document No. 066354 in Lipscomb 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**

APN R000144854

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 **Ronnie Heck, Shannon Heck, Gabrielle Carrier** 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.

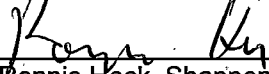
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 6, 2023 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Lipscomb 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: **At Main and Courthouse Square, on the west porch and steps of the Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County 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 20th day of April, 2023.


By: Ronnie Heck, Shannon Heck, Gabrielle Carrier
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 <https://www.servicelinkauction.com/>
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and
Marshall at (866) 539-4173**

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.

EXHIBIT "A"

Being a 1.45 Acre tract and being the same property Described in Volume 394, Page 830, Deed Records of Lipscomb Country, Texas in Section 263, Block 43, H&TC Survey, Lipscomb Country, Texas and being described as follows;

BEGINNING at a 1" Iron Pipe Found in the North-East Right-of-Way of Main Also being Highway 213 form whence the Northwest corner of Block Three (3) Original Town of Higgins bears S 32°53'19" W a distance of 2352.0 feet.

THENCE N 32°53'36" W a distance of 98.85 feet to a point 30 feet South of the North Line of said Section 263;

THENCE N 89°04'24" E 30 feet South and Parallel to the North Line of said Section 263 a distance of 353.60 feet to a point in the extension of the West Right-of-Way of Main Street;

THENCE S 32°53'36" E along the extension of said Right-of-way of Main Street a distance of 389.50 feet to a point in the East Right-of-Way of Highway 213;

THENCE Along a Highway Right-of-Way a curve to the Left having a Radius of 1482.35 feet and a Delta of 21°25'22" a distance of 567.60 feet to the POINT OF BEGINNING and containing 1.45 Acres.