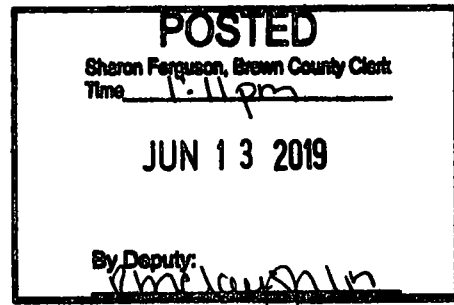


RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

Linda Reppert, Juanita Cox, Jimmy Carroll Brewer,  
Stephen Rawlings  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300



TS No TX07000096-17-4S

APN 54805

TO No 170075255-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on November 24, 2009, BRYAN K DENSON, JOINED HEREIN PRO FORMA BY HIS SPOUSE RHONDA K DENSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of SCOTT R VALBY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC as nominee for ALLIED HOME MORTGAGE CAPITAL CORPORATION, A CORPORATION, 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 \$106,043.00, payable to the order of Lakeview Loan Servicing, LLC as current Beneficiary, which Deed of Trust recorded on November 30, 2009 as Document No 20097117 in Book PR Volume 1764, on Page 306 in Brown 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 54805

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 **Linda Reppert, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings** 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



4696589

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2019 at 10:00 AM**, 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 Brown 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 **On the front porch of the Brown County 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 13th day of June, 2019.

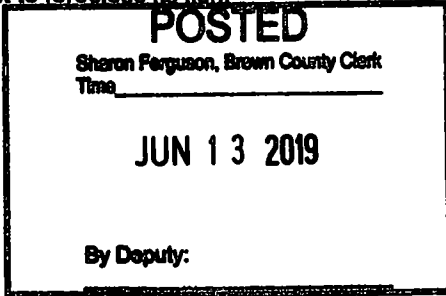
Linda Reppert  
By: Linda Reppert, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings  
Substitute Trustee(s)

**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 [www.Xome.com](http://www.Xome.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Xome at 800-758-8052**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT (949) 252-8300  
THIS IS AN ATTEMPT TO COLLECT A DEBT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

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 all of Lot 14, Block 10, of the Meadowbrook Addition, Section 3, an addition to the City of Brownwood, Brown County, Texas, as recorded in Volume 2, Page 295, of the Plat Records of Brown County, Texas, and being more particularly described as follows:**

**BEGINNING at a ½ inch iron rod found at the intersection of the Westerly Right-of-Way line of 16<sup>th</sup> Street, the Northeasterly corner of Lot 13, Block 10, and the Southeasterly corner of said Lot 14, Block 10, said point also being N 30° 27' 00" W, along the Westerly Right-of-Way line of said 16<sup>th</sup> Street, a distance of 75.00 feet from the Northwesterly Right-of-Way line of Avenue O;**

**THENCE S 60° 09' 42" W, leaving the Westerly Right-of-Way line of said 16<sup>th</sup> Street, and along the Northwesterly line of said Lot 13, Block 10, a distance of 110.00 feet to a ½ inch iron rod found for a corner on the Northeasterly Right-of-Way line of a 15 foot Alley;**

**THENCE N 30° 27' 00" W, along the Northeasterly Right-of-Way line of said Alley, a distance of 75.00 feet to a ½ inch iron rod found for a corner, said point also being the Southwesterly corner of Lot 15, Block 10;**

**THENCE N 60° 09' 42" E, along the Southeasterly line of said Lot 15, Block 10, a distance of 110.00 feet to a ½ inch iron rod found for a corner of the Westerly Right-of-Way line of said 16<sup>th</sup> Street;**

**THENCE S 30° 27' 00" E, along the Westerly Right-of-Way line of said 16<sup>th</sup> Street, a distance of 75.00 feet to the POINT OF BEGINNING.**

