

POSTED
Sharon Ferguson, Brown County Clerk
Time 2:44 pm

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25-366517

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: September 2, 2021	Original Mortgagor/Grantor: STEVE A. BARBIER-CANTU AND PAGEN ARMENTROUT
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TEXAS BANK, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2106291	Property County: BROWN
Mortgage Servicer: LoanCare, LLC	Mortgage Servicer's Address: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

* The mortgage servicer is authorized to represent the Mortgagor 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.

Secures: Note in the original principal amount of \$174,284.00, executed by STEVE A. BARBIER-CANTU and payable to the order of Lender.

Property Address/Mailing Address: 1111 AVENUE W, BROWNWOOD, TX 76801

Legal Description of Property to be Sold: A 0.45 ACRE TRACT OF LAND OUT OF AND A PART OF THE ROBERT MALONE SURVEY NO. 48, ABSTRACT NO. 656, BROWN COUNTY, TEXAS, SAID TRACT BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO MATTHEW AARON BRYANT RECORDED BY INSTRUMENT NO. 1901657, OFFICIAL PUBLIC RECORDS, BROWN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 3/8" REBAR ROD WITH SURVEY CAP STAMPED "POLASKI 2276" (CONTROL MONUMENT) FOUND FOR THE SOUTHEAST CORNER OF BLOCK 2 OF THE WOODLAND HEIGHTS ADDITION TO THE CITY OF BROWNWOOD, TEXAS ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 36, PLAT RECORDS, BROWN COUNTY, TEXAS, SAID POINT BEING THE COMMON CORNER BETWEEN SAID BRYANT TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO EDMOND WHEELESS, ET UX RECORDED BY VOLUME 995, PAGE 608, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF AVENUE W, FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE N 27°53'45" W, 184.00 FEET ALONG THE COMMON LINE BETWEEN SAID BRYANT TRACT AND SAID WHEELESS TRACT AND THE EAST LINE OF BLOCK 2 TO A 1/2" REBAR ROD SET WITH SURVEY CAP STAMPED "RPLS 6224" FOR THE COMMON CORNER BETWEEN SAID BRYANT TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO B. EDMOND WHEELESS, ET UX RECORDED BY VOLUME 1531, PAGE 965, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE N 57°39'15" E, 105.59 FEET ALONG THE COMMON LINE BETWEEN SAID BRYANT TRACT AND SAID B. EDMOND WHEELESS TRACT TO A 1/2" PIPE (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID BRYANT TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO FRANK BUSBY, JR., ET UX RECORDED BY VOLUME 740, PAGE 804, DEED RECORDS, BROWN COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT;



THENCE S 27°53'45" E, 192.37 FEET ALONG THE COMMON LINE BETWEEN SAID BRYANT TRACT AND SAID BUSBY TRACT TO A 3/8" REBAR ROD WITH SURVEY CAP STAMPED "POLASKI 2276" (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID BRYANT TRACT AND SAID BUSBY TRACT, SAID POINT BEING LOCATED IN THE NORTH RIGHT-OF- WAY LINE OF PREVIOUSLY MENTIONED AVENUE W, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT;
THENCE S 62°12'12" W, 105.27 FEET ALONG THE COMMON LINE BETWEEN SAID BRYANT TRACT AND SAID AVENUE W TO THE PLACE OF BEGINNING AND CONTAINING 0.45 ACRES OF LAND.

Date of Sale: April 07, 2026

Earliest time Sale will begin: 10:00 AM

Place of sale of Property: Brown County Courthouse, 200 South Broadway, Brownwood, TX 76801 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

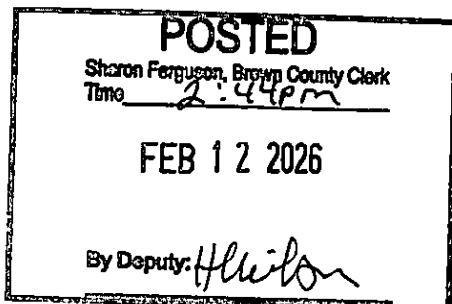
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 or TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 or TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by AUCTION.COM, LLC WHOSE ADDRESS IS 1 MAUCHLY IRVINE, CA 92618 or TEJAS CORPORATE SERVICES, LLC WHOSE ADDRESS IS 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



/ss/ *Kevin Key*

SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112

Posted By: *Maura O'Fearn-Smith*