

**POSTED****Vicinta Stafford  
Burnet County Clerk**

By Christy Simpson at 10:48 am, Feb 15, 2024

23-136569

**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)**

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|--------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Deed of Trust Date:</b> August 27, 2015                                                       | <b>Original Mortgagor/Grantor:</b> RICHARD D. FALLIS AND JENNIFER B. FALLIS        |
| <b>Original Beneficiary / Mortgagee:</b> JAMES B. NUTTER & COMPANY., ITS SUCCESSORS AND ASSIGNS  | <b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC               |
| <b>Recorded in:</b><br><b>Volume:</b> N/A<br><b>Page:</b> N/A<br><b>Instrument No:</b> 201600604 | <b>Property County:</b> BURNET                                                     |
| <b>Mortgage Servicer:</b> Flagstar Bank N.A.                                                     | <b>Mortgage Servicer's Address:</b> 5151 Corporate Drive Troy, Michigan 48098-2639 |

\* The mortgage servicer is authorized to represent the Mortgagee 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 \$105,887.00, executed by JENNIFER B. FALLIS; RICHARD D. FALLIS and payable to the order of Lender.

**Property Address/Mailing Address:** 2901 MORMAN MILL RD, MARBLE FALLS, TX 78654

**Legal Description of Property to be Sold:** THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE STATE OF TEXAS, COUNTY OF BURNET, CITY OF MARBLE FALLS, AND DESCRIBED AS FOLLOWS:

BEING A TRACT OR PARCEL OF LAND SITUATED IN BURNET COUNTY, TEXAS, AND BEING A 0.876 ACRE TRACT OF LAND A PORTION OF LOT 51, HIGH RIDGE TRAILS NO. 2, A RECORDED ADDITION TO SAID COUNTY, A PLAT OF SAME BEING RECORDED IN VOLUME 3, PAGE 44, PLAT RECORDS OF BURNET COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON GIN SPINDLE SET FOR CORNER AT THE SOUTHWEST CORNER OF LOT 51, SAID CORNER BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MORMON HILL ROAD AND THE NORTH RIGHT-OF-WAY LINE OF E. OAK RIDGE;

THENCE N 58 03'47"E AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MORMON HILL ROAD A DISTANCE OF 80.29 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE N51 44'44"E AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MORMON HILL ROAD A DISTANCE OF 31.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S56 15'52"E AND THROUGH LOT 51 A DISTANCE OF 105.08 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE N53 00'44"E AND THROUGH LOT 51 A DISTANCE OF 118.55 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, CORNER BEING ON THE SOUTH LINE OF LOT 50;



THENCE S60 022'51"E AND WITH THE NORTH LINE OF LOT 51 AND THE SOUTH LINE OF LOT 50 A DISTANCE OF 94.37 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, CORNER BEING THE NORTHWEST CORNER OF LOT 52;

THENCE S29 25'49"W AND WITH THE EAST LINE OF LOT 51 AND THE WEST LINE OF LOT 52 A DISTANCE OF 199.94 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF E. OAK RIDGE;

THENCE N60 035'36"W AND WITH THE NORTH RIGHT-OF-WAY LINE OF E. OAK RIDGE A DISTANCE OF 297.01 FEET TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING 0.0876 ACRES OF LAND.

|                                     |                                               |
|-------------------------------------|-----------------------------------------------|
| <b>Date of Sale:</b> April 02, 2024 | <b>Earliest time Sale will begin:</b> 1:00 PM |
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**Place of sale of Property:** 220 South Pierce St., Burnet, TX 78611 THE AREA OUTSIDE THE COUNTY CLERK'S OFFICE, 220 SOUTH PIERCE ST., BURNET, TX ON THE EAST SIDE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

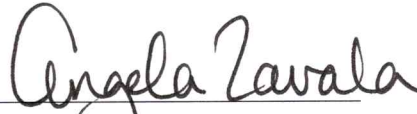
**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts 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, Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts 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 Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts 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.

A handwritten signature in black ink that reads "Angela Zavala". The signature is written in a cursive style with a large, looping "A" and a long, sweeping "Z".

SUBSTITUTE TRUSTEE

Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts OR Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112