

22-032245

FORECLOSURE
FILED FOR POSTING

Marci Hadelor
COUNTY CLERK, LLANO COUNTY, TEXAS

BY *A. Jatsch* DEPUTY

DATE 5.26.22

TIME 1:16 PM

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: April 11, 2018	Original Mortgagor/Grantor: TARA K FERGUSON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR NATIONS LENDING CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: Nations Lending Corporation, an Ohio Corporation
Recorded in: Volume: 1580 Page: 874 Instrument No: N/A	Property County: LLANO
Mortgage Servicer: LoanCare LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

* 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 \$147,050.00, executed by TARA K FERGUSON; and payable to the order of Lender.

Property Address/Mailing Address: 1613 COMANCHE TRAIL, KINGSLAND, TX 78639

Legal Description of Property to be Sold: LOT NUMBER 343, LAKESIDE HEIGHTS, UNIT NUMBER 2, AMENDED, A SUBDIVISION IN LLANO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 87, FACE 347, OF THE DEED OF LLANO COUNTY, TEXAS.

Date of Sale: July 05, 2022	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: The south door of the Llano County Courthouse located at 801 Ford Street, Llano, Llano County, Texas, which designated area is more particularly described in the Llano County Commissioner's Court Minutes recorded in Volume 1184, Page 885, in the Official Real Property Records of Llano County, Texas, or any other area which has been designated by the Llano County Commissioner's Court as the area for foreclosures to take place 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, *Nations Lending Corporation, an Ohio Corporation*, the owner and holder of the Note, has requested Martha Rossington, T. Reynolds Rossington whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Linda J. Reppert or Howard Whitney, Martha Rossington, T. Reynolds Rossington 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 *Nations Lending Corporation, an Ohio Corporation* 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, Martha Rossington, T. Reynolds Rossington whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Linda J. Reppert or Howard Whitney, Martha Rossington, T. Reynolds Rossington 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 Martha Rossington, T. Reynolds Rossington whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Linda J. Reppert or Howard Whitney, Martha Rossington, T. Reynolds Rossington 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.

SUBSTITUTE TRUSTEE

Martha Rossington, T. Reynolds Rossington OR Linda J. Reppert or Howard Whitney, Martha Rossington, T. Reynolds Rossington, Trustee

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