



NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 29, 2019, MICHAEL P. EMBREE, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FIRST CHOICE LOAN SERVICES, INC., ITS SUCCESSORS AND ASSIGNS

, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2019-2817 in the DEED OF TRUST OR REAL PROPERTY RECORDS of WARD COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 7, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Ward County Courthouse, 400 South Allen, Monahans, TX 79756 in **WARD COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT FOUR (4), BLOCK THIRTEEN (13), BELLAIRE ADDITION TO THE CITY OF MONAHANS,

WARD COUNTY TEXAS ACCORDING TO A MAP OR PLAT NOW OF RECORD IN VOLUME 3, PAGE 65, MAP & PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK OF WARD COUNTY TEXAS.

Property Address: 1106 S HARRY AVE, MONAHANS, TX 79756
Mortgage Servicer: LOANCARE
Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303, VIRGINIA BEACH, VA
23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 31 day of March 2022

Shelley Nail, Danna Trout, Marinosci Law Group PC, Cassie Martin, Zane Nail, Jonathan Schendel, Ramiro Cuevas, Auction.com

Substitute Trustee Address:
Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254

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