

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/9/2020

**Grantor(s)/Mortgagor(s):**  
RISA OLGA JORDAN AND SPOUSE, MIRANDA KAY DORMAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

*2023-18*

FILED FOR RECORD  
AT 3:44 O'CLOCK P M.

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 00003003

**Property County:**  
NAVARRO

MAR 09 2023

SHERRY DOWNS, County Clerk  
NAVARRO COUNTY, TEXAS

**Mortgage Servicer:**  
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:** BY *Richie [Signature]* DEPUTY  
1 Fountain Plaza,  
Buffalo, NY 14203

**Legal Description:** BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE H. BUSH SURVEY, A-46, NAVARRO COUNTY, TEXAS, BEING DESCRIBED AS LOT NO. 8, BLOCK NO. 56, OF THE OFFICIAL MAP OF THE TOWN OF KERENS RECORDED IN VOLUME 48, PAGE 151 OF THE DEED RECORDS NAVARRO COUNTY, TEXAS.

**Date of Sale:** 5/2/2023

**Earliest Time Sale Will Begin:** 12:00:00 PM

**Place of Sale of Property:** 300 West 3rd Avenue, Corsicana, Navarro, TX, 75110 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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**

*Mollie McCoslin*  
Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, David Ray, Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Ronnie Hubbard, Mollie McCoslin or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**service to the sender of this notice immediately.**

**MH File Number:** TX-23-96793-POS  
**Loan Type:** FHA

STATE OF TEXAS §  
COUNTY OF Freestone §

Before me, the undersigned Notary Public, on this day personally appeared Mollie Mc-Coslin as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Tx DL, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9<sup>th</sup> day of March, 2023.

Kasi Wright  
Notary Public  
Signature



Return to:  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075