

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)**  
**IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY**  
**INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.**  
**THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED**  
**AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Matter No.: 127018-TX

Date: May 13, 2025

County where Real Property is Located: Live Oak

ORIGINAL MORTGAGOR: RUSTY GREER AND BRITANY N. GREER, A MARRIED COUPLE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA  
WESTIN MORTGAGE GROUP, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

DEED OF TRUST DATED 5/29/2019, RECORDING INFORMATION: Recorded on 5/29/2019, as Instrument No. 228183 in Book 397 Page 367 and later modified by a loan modification agreement recorded as Instrument 242143 VOL 488 PG 583 on 07/06/2023

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **8.407 ACRES, MORE OR LESS, BEING COMPRISED OF ALL OF A CALLED 4.17 ACRES CONVEYED FROM CHARLES A. BEDNORZ AND LORI L. BEDNORZ TO JACK W. MCBRIDE AND SARAH LYNN MCBRIDE BY WARRANTY DEED DATED SEPTEMBER 22ND, 1995, RECORDED IN VOLUME 511, PAGE 379 ET SEQ. OF THE DEED RECORDS OF LIVE OAK COUNTY, TEXAS, AND BEING 4.239 ACRES OF A CALLED 5.27 ACRES CONVEYED FROM J. R. SCHNEIDER AND WIFE, VIRGINIA D. SCHNEIDER TO JACK W. MCBRIDE AND WIFE, SARAH L. MCBRIDE BY CORRECTION WARRANTY DEED DATED SEPTEMBER 12TH, 1997, RECORDED IN VOLUME 536, PAGE 102 ET SEQ. OF THE DEED RECORDS OF LIVE OAK COUNTY, TEXAS, BEING OUT OF LOT 521 OF THE KITTIE BLOCK SUBDIVISION OF THE GEORGE WEST RANCH, AS PER PLATS RECORDED IN VOLUME 21, PAGE 114 ET SEQ. AND VOLUME 29, PAGE 233 ET SEQ. OF THE DEED RECORDS OF LIVE OAK COUNTY, TEXAS, AND BEING WITHIN THE L. H. WASHINGTON SURVEY, ABSTRACT NO. 480, LIVE OAK COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/5/2025**, the foreclosure sale will be conducted in **Live Oak County** in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.



Matter No.: 127018-TX

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER  
8950 Cypress Waters Blvd.  
Coppell, TX 75019

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.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE SANDRA MENDOZA, ARNOLD MENDOZA, BOB FRISCH, JODI STEEN, SUSAN SANDOVAL, LESLYE EVANS, ALEXIS MENDOZA, JANICE STONER, JOHN SISK, AMY ORTIZ, ALEENA LITTON, DANIEL MCQUADE, AUCTION.COM, JENNYFER SAKIEWICZ, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

**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.**

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
Phone: (866) 931-0036

## EXHIBIT "A"

Bk	Vol	Pg
228183	OR	397 321

8.407 ACRES, more or less, being comprised of all of a called 4.17 acres conveyed from Charles A. Bednorz and Lori L. Bednorz to Jack W. McBride and Sarah Lynn McBride by Warranty Deed dated September 22nd, 1995, recorded in Volume 511, Page 379 et seq. of the Deed Records of Live Oak County, Texas, and being 4.239 acres of a called 5.27 acres conveyed from J. R. Schneider and wife, Virginia D. Schneider to Jack W. McBride and wife, Sarah L. McBride by Correction Warranty Deed dated September 12th, 1997, recorded in Volume 536, Page 102 et seq. of the Deed Records of Live Oak County, Texas, being out of Lot 521 of the Kittie Block Subdivision of the George West Ranch, as per plats recorded in Volume 21, Page 114 et seq. and Volume 29, Page 233 et seq. of the Deed Records of Live Oak County, Texas, and being within the L. H. Washington Survey, Abstract No. 480, Live Oak County, Texas, said 8.407 acres having a bearing basis derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on July 29th, 2015, with all other bearings relative thereto;

BEGINNING at a 5/8" iron rod found bent on the northwest boundary of a called 7.92 acres conveyed from Robert L. Dirks and wife, Billie June Dirks to W. J. Churchill and wife, Mary Ann Churchill by Deed dated April 15th, 1985, recorded in Volume 383, Page 237 et seq. of the Deed Records of Live Oak County, Texas, being the east corner of a called 7.44 acres conveyed from John Christopher Huff and Audra Mae Huff to Allyn D. Weber and Kristy L. Weber by General Warranty Deed dated August 10th, 2004, recorded in Volume 13, Page 525 et seq. of the Official Records of Live Oak County, Texas, being the south corner of said 5.27 acres, for the upper south corner and POINT OF BEGINNING of this tract;

THENCE North 44 deg. 50' 14" West, (North 44 deg. 19' 55" West), with the northeast boundary of said 7.44 acres, with the southwest boundary of said 5.27 acres, at 384.00 pass a 1/2" iron rod with plastic cap stamped "LITTLE 6163" set on line for reference, and continuing along same course for a total distance of 387.11', (387.36'), to a point on the northeast boundary of said 7.44 acres, being the south corner of a called 5.25 acres, First Tract, conveyed from Stroman Harris to Gary Muniz and wife, Dena Muniz by Warranty Deed dated July 22nd, 1993, recorded in Volume 484, Page 316 et seq. of the Deed Records of Live Oak County, Texas, and being further conveyed from Dena Marie Muniz to Gary Muniz by Special Warranty Deed dated October 7th, 1998, recorded in Volume 550, Page 365 et seq. of the Deed Records of Live Oak County, Texas, being the southwest corner of a 1.025 acre tract also surveyed this day, being the west corner of said 5.27 acres and, for the west corner of this tract;

THENCE North 63 deg. 54' 28" East, crossing and passing through said 5.27 acres, generally along a fence, at 599.24' pass a 1/2" iron rod with plastic cap stamped "LITTLE 6163" set on the southwest line of County Road 376 (60 ft. wide road), and continuing along same course for a total distance of 630.09 to a point on the centerline of County Road 376, being the east corner of said 1.025 acre tract also surveyed this day, being on the northeast boundary of said 5.27 acres, for the north corner of this tract; from WHENCE a point for the north corner of said 5.27 acres and said 1.025 acres also surveyed this day, bears North 39 deg. 27' 14" West with the centerline of County Road 376, a distance of 145.68';

THENCE South 39 deg. 27' 14" East, (South 38 deg. 58' 30" East), with the centerline of County Road 376, with the northeast boundary of said 5.27 acres, at 239.84' pass a point for the east corner of said 5.27 acres, being the north corner of said 4.17 acres, and continuing along same course with said centerline and the northeast boundary of said 4.17 acres for a total distance of 753.58' to a point on the centerline of County Road 376, being the north corner of a called 8.917 acres conveyed from Sherri Otto Jennings to Harold R. Oxford by General Warranty Deed with Vendors Lien dated December 6th, 2000, recorded in Volume 577, Page 314 et seq. of the Deed Records of Live Oak County, Texas, being the east corner of said 4.17 acres, for the east corner of this tract;

THENCE South 51 deg. 04' 48" West, (South 51 deg. 01' 30" West), (North 51 deg. 26' 43" East Adjoiner Record), with the northwest boundary of said 8.917 acres, with the southeast boundary of said 4.17 acres, at 30.00' pass a 1/2" iron rod with plastic cap stamped "LITTLE 6163" set by a 6" cedar corner fence post on the southwest line of County Road 376, and continuing along same course for a total distance of 354.93', (353.95'), (354.93' Adjoiner Record), to a point by a 6" cedar corner fence post found leaning that bears South 01 deg. 16' 21" West a distance of 0.54' (5/8" iron rod found by Mills Survey of adjoining Oxford tract in 2000, was not found), being on the northeast boundary of said 7.92 acres, being an upper west corner of said 8.917 acres, being the south corner of said 4.17 acres, for the lower south corner of this tract; from WHENCE a 5/8" iron rod with plastic cap stamped "MILLS 5182" found for an interior angle corner of said 8.917 acres, bears South 39 deg. 50' 29" East, (North 39 deg. 35' 30" West), a distance of 122.85', (Adjoiner Record);

THENCE North 39 deg. 21' 26" West, (North 38 deg. 58' 30" West), with the northeast boundary of said 7.92 acres, with the southwest boundary of said 4.17 acres, and generally along a fence, a distance of 510.40', (513.74'), to a 5/8" iron rod found for the north corner of said 7.92 acres, being on the southeast boundary of said 5.27 acres, being the west corner of said 4.17 acres, for an interior angle corner of this tract; from WHENCE a 5/8" iron rod found at the intersection of the common boundary between said 5.27 acres and said 4.17 acres with the southwest line of County Road 376, bears North 50 deg. 32' 25" East, (North 51 deg. 01' 30" East), a distance of 324.16';

THENCE South 50 deg. 34' 05" West, (South 51 deg. 01' 30" West), with the northwest boundary of said 7.92 acres, with the southeast boundary of said 5.27 acres, a distance of 222.66' to the POINT OF BEGINNING; said described tract containing 8.407 acres, more or less, with approximately 0.520 acres being within County Road 376.