

POSTED
AT 10:20 O'CLOCK A M

Our Case Number: 23-06245-FC-2

MAY 01 2025

NOTICE OF TRUSTEE'S SALE

CLERK COUNTY COURT, DONLEY COUNTY, TEXAS

WHEREAS, on November 20, 2019, TERRA MICHELE DRACKLEY A/K/A TERRA DRACKLEY AND HUSBAND, JEREMY NEAL HICKS, executed a Deed of Trust/Security Instrument conveying to JOHN R. DOUGLASS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR ASSOCIATED MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00000049606, in Book 0116, at Page 0052, in the DEED OF TRUST OR REAL PROPERTY RECORDS of DONLEY 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, JULY 1, 2025** 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 Donley County Courthouse, 300 S. Sully, Clarendon, TX 79226

in **DONLEY 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: TRACT ONE: A PORTION OF LOTS 10, 11, AND 12, BLOCK 163, ORIGINAL TOWN OF CLARENDON, DONLEY COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, AS SHOWN BY AMENDED MAP OF THE ORIGINAL TOWN OF CLARENDON, DONLEY COUNTY, TEXAS, OF RECORD IN VOL. 13, PAGE 535, DEED RECORDS OF DONLEY COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED AS "FIRST TRACT" IN THAT CERTAIN WARRANTY DEED RECORDED IN VOL. 78, PAGE 145, DEED RECORDS OF DONLEY COUNTY, TEXAS, AND SAID PORTION OF BLOCK 163 BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN AXLE END, FOUND AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 163, AND THE MOST SOUTHERLY CORNER OF THIS TRACT OF LAND;

THENCE N 60°30'00" W, BEARING BASIS PER PREVIOUS DEED, 140.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 163, TO THE MOST WESTERLY CORNER OF THIS TRACT OF LAND

THENCE N 29°34'00" E, 62.50 FEET TO AN AXLE END, FOUND AT THE MOST NORTHERLY CORNER OF THIS TRACT OF LAND;

THENCE S 60°30'00" E, 140.00 FEET TO AN AXLE END, FOUND AT THE MOST EASTERLY CORNER OF THIS TRACT OF LAND;

THENCE S 29°34'00" W, 62.50 FEET TO THE POINT OF BEGINNING.

TRACT TWO: A PORTION OF LOT 9, BLOCK 163, ORIGINAL TOWN OF CLARENDON, DONLEY COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, AS SHOWN BY AMENDED MAP OF THE ORIGINAL TOWN OF CLARENDON, DONLEY COUNTY, TEXAS, OF RECORD IN VOL. 13, PAGE 535, DEED RECORDS OF DONLEY COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED AS THE "SECOND TRACT" IN THAT CERTAIN WARRANTY DEED RECORDED IN VOL. 78, PAGE 145, DEED RECORDS OF DONLEY COUNTY, TEXAS, AND SAID PORTION OF LOT 9 BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN AXLE END, FOUND AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 163;

THENCE N 60°30'00" W, BEARING BASIS PER PREVIOUS DEED, 160.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 163 TO A 54 INCH IRON ROD WITH A CAP STAMPED "KEYS R.P.L.S. 2507", SET AT THE MOST SOUTHERLY AND BEGINNING CORNER OF THIS TRACT OF LAND;

THENCE N 60°30'00" W, 10.00 FEET TO A P-K NAIL, SET AT THE MOST WESTERLY CORNER OF THIS TRACT OF LAND;

THENCE N 29°34'00" E, 62.50 FEET TO A 1/2 INCH IRON ROD WITH A CAP STAMPED "KEYS R.P.L.S. 2507", SET AT THE MOST NORTHERLY CORNER OF THIS TRACT OF LAND; THENCE S 60°30'00" E, 10.00 FEET TO A 14 INCH IRON ROD WITH A CAP STAMPED "KEYS R.P.L.S. 2507", SET AT THE MOST EASTERLY CORNER OF THIS TRACT OF LAND;

THENCE S 29°34'00" W, 62.50 FEET TO THE POINT OF BEGINNING.

TRACT THREE: A PORTION OF LOTS 9 AND 10, BLOCK 163, ORIGINAL TOWN OF CLARENDON, DONLEY COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, AS SHOWN BY AMENDED MAP OF THE ORIGINAL TOWN OF CLARENDON, DONLEY COUNTY, TEXAS, OF RECORD IN VOL. 13, PAGE 535, DEED RECORDS OF DONLEY COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN VOL. 112, PAGE 165, DEED RECORDS OF DONLEY COUNTY, TEXAS,

AND A PORTION OF A TRACT OF LAND OF WHICH A WARRANTY DEED WAS NOT FOUND, AND SAID PORTION OF LOTS 9 AND 10 BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN AXLE END, FOUND AT THE MOST SOUTHERLY CORNER OF BLOCK 163;

THENCE N 60°30'00" W, BEARING BASIS PER PREVIOUS DEED, 140.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 163 TO THE MOST SOUTHERLY AND BEGINNING CORNER OF THIS TRACT OF LAND;

THENCE N 60°30'00" W, 20 FEET TO A 14 INCH IRON ROD WITH A CAP STAMPED "KEYS R.P.L.S. 2507", SET AT THE MOST WESTERLY CORNER OF THIS TRACT OF LAND;

THENCE N 29°34'00" E, 62.50 FEET TO A 14 INCH IRON ROD WITH A CAP STAMPED "KEYS R.P.L.S. 2507", SET AT THE MOST NORTHERLY CORNER OF THIS TRACT OF LAND;

THENCE S 60°30'00" E, 20.00 FEET TO AN AXLE END, FOUND AT THE MOST EASTERLY CORNER OF THIS TRACT OF LAND; THENCE S 29°34'00" W, 62.50 FEET TO THE POINT OF BEGINNING.

Property Address: 720 S KOOGLE, CLARENDON, TX 79226

Mortgage Servicer: NATIONSTAR

Noteholder: LAKEVIEW LOAN SERVICING, LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

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 1st day of May, 2020



Ronnie Heck, Shannon Heck, Marinosci Law
Group PC, Ramiro Cuevas, Charles Green,
Auction.com, Jonathan Schendel

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300