

MAY 14 2018

C&S No. 44-18-0299 / Conventional / No / FILE NOS  
LNV Corporation

**NOTICE OF TRUSTEE'S SALE**

By MARK STAPLES  
County Clerk, Anderson County, Texas  
SW Deputy

**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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: January 30, 2001

Grantor(s): James D. Birdow, a married man and Rhonda A. Birdow, signing pro forma to perfect lien only

Original Trustee: James E. Hinton

Original Mortgagee: Mortgage Portfolio Services, Inc.

Recording Information: Vol. 1656, Page 627, or Clerk's File No. 0001254, in the Official Public Records of ANDERSON County, Texas.

Current Mortgagee: LNV Corporation

Mortgage Servicer: LNV Corporation, whose address is C/O 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN PALESTINE, ANDERSON COUNTY, TEXAS, DESCRIBED AS LOT 14, SONNY ADDITION, AS RECORDED IN MAP ENVELOPE 117-A OF THE MAP ENVELOPE RECORDS LOCATED IN THE OFFICE OF THE COUNTY CLERK OF ANDERSON COUNTY, TEXAS; REFERENCE TO WHICH IS HEREBY MADE FOR ALL PERTINENT PURPOSES.

Date of Sale: 06/05/2018 Earliest Time Sale Will Begin: 10:00 AM

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Lori Garner as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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ANDERSON




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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the ANDERSON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 10th day of May, 2018.

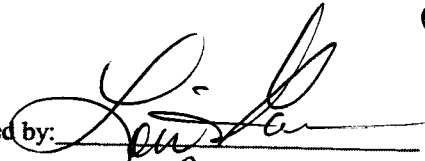
**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

  
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Sarah S. Cox, Attorney at Law  
Codilis & Stawiariski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:

Printed Name:

  
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Lori Baker

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