

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

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| Deed of Trust Date: July 23, 1999 | Original Mortgagor/Grantor: DONNA L. BICKHAM |
| Original Beneficiary / Mortgagee: AMERICREDIT CORPORATION OF CALIFORNIA. | Current Beneficiary / Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE LAKE COUNTRY MORTGAGE LOAN TRUST 2005-HE1 |
| Recorded in: Volume: n/a Page: n/a Instrument No: 9941071 | Property County: GALVESTON |
| Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING | Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601 |

* 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.

Secures: Note in the original principal amount of \$50,000.00, executed by DONNA BICKHAM and payable to the order of Lender.

Property Address/Mailing Address: 7520 CALDWELL ST, HITCHCOCK, TX 77563

Legal Description of Property to be Sold: LOT 18 OF GREEN ACRES OF HITCHCOCK, AN UNRECORDED SUBDIVISION OUT OF THE W.H. JACK SURVEY, ABSTRACT NO. 13, IN GALVESTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 68 DEGREES EAST, 947.64 FEET, SOUTH 17 DEGREE 36' 30" WEST, 1439.51 FEET, NORTH 73 DEGREE WEST, 28.68 FEET AND SOUTH 17 DEGREE WEST, 886.10 FEET FROM THE NORTHWEST CORNER OF FLAKE'S SUBDIVISION;

THENCE SOUTH 73 DEGREE EAST A DISTANCE OF 319.74 FEET TO THE POINT FOR CORNER IN THE WEST LINE OF A COUNTY ROAD;

THENCE SOUTH 17 DEGREE 27' WEST, ALONG SAID WEST LINE OF COUNTY ROAD, A DISTANCE OF 135.0 FEET TO POINT FOR CORNER;

THENCE NORTH 73 DEGREE WEST, A DISTANCE OF 318.68 FEET TO POINT FOR CORNER;

THENCE NORTH 17 DEGREE EAST, A DISTANCE OF 135.0 FEET TO THE PLACE OF BEGINNING.

PARCEL ID: 3690-0000-0018-000 .

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| Date of Sale: October 06, 2020 | Earliest time Sale will begin: 1:00 PM |
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Place of sale of Property: THE FIRST FLOOR LOBBY OF THE GALVESTON COUNTY COURTHOUSE, 722 MOODY (21st STREET), GALVESTON, TX 77550

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE LAKE COUNTRY MORTGAGE LOAN TRUST 2005-HE1*, the owner and holder of the Note, has requested Patricia Poston, Nick Poston, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Helen Henderson or Melissa Kitchen, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF THE LAKE COUNTRY MORTGAGE LOAN TRUST 2005-HE1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Patricia Poston, Nick Poston, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Helen Henderson or Melissa Kitchen, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Patricia Poston, Nick Poston, David Poston, Anna Sewart, Keith Wolfshohl, David Barry, Byron Sewart, Helen Henderson or Melissa Kitchen, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Patricia Poston, Nick Poston, David Poston, Anna Sewart,
Keith Wolfshohl, David Barry, Byron Sewart, Helen
Henderson or Melissa Kitchen, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite
170, Duluth, Georgia 30097; PH: (470)321-7112

FILED

Instrument Number: *FILED2020001197*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 08/28/2020 9:00AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*