

1218 WALNUT ST
GREENVILLE, TX 75401

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: October 03, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 10, 2021 and recorded in Document CLERK'S FILE NO. 2021-12357 real property records of HUNT County, Texas, with FELICIA SHAUNTA WALLACE A SINGLE WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FELICIA SHAUNTA WALLACE A SINGLE WOMAN, securing the payment of the indebtednesses in the original principal amount of \$200,305.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

FILED FOR RECORD
at 12:50 o'clock P M

JUL 20 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Landrum*



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RANDY DANIEL OR CINDY DANIEL OR LIZ HACH OR CHERYL HARRIS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Randy Daniel, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-20-23 I filed at the office of the HUNT County Clerk and caused to be posted at the HUNT County courthouse this notice of sale.

Declarants Name: Randy Daniel
Date: 7-20-23

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HUNT

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING PART OF LOTS 8 AND 9, BLOCK 27, DR. SAYLE ADDITION, AS SHOWN BY PLAT RECORDED IN THE DEED RECORDS OF HUNT COUNTY IN VOLUME 164 AT PAGE 88, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STEEL ROD FOUND IN THE WEST BOUNDARY LINE OF WALNUT STREET SAID POINT BEING NORTH 140 FEET FROM THE INTERSECTION OF THE WEST BOUNDARY LINE OF WALNUT STREET WITH THE NORTH BOUNDARY LINE OF SILVER STREET;

THENCE N. 89° 36' 30" W, 200.00 FEET TO A ONE-HALF INCH DIAMETER STEEL ROD SET IN THE EAST LINE OF A 15 FEET IN WIDTH ALLEY, FOR A CORNER;

THENCE NORTH 56.00 FEET ALONG THE EAST BOUNDARY LINE OF SAID ALLEY TO A STEEL ROD FOUND FOR A CORNER;

THENCE S. 89° 35' 39" E., 200 FEET TO A STEEL ROD FOUND IN THE WEST BOUNDARY LINE OF WALNUT STREET FOR A CORNER;

THENCE SOUTH 55.95 FEET ALONG THE WEST BOUNDARY LINE OF WALNUT STREET TO RETURN TO THE PLACE OF BEGINNING AND ALSO KNOWN AS 1218 WALNUT STREET.