

11-7-26

201 DOVER DR
WEST TAWAKONI, TX 75474

0000009875170

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: November 07, 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 February 05, 2018 and recorded in Document CLERK'S FILE NO. 2018-01740 real property records of HUNT County, Texas, with KENNETH A SOUTHARD, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KENNETH A SOUTHARD, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$65,590.00, 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 12:17 o'clock P M

SEP 12 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*



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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, RANDY DANIEL, CINDY DANIEL, 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ 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: _____

Date: _____

EXHIBIT "A"

BEING A 0.172 ACRE TRACT OF LAND SITUATED IN THE JACK WILSON SURVEY, ABSTRACT NO. 1120, HUNT COUNTY, TEXAS, SAME BEING A CALLED 0.172 ACRE TRACT OF LAND CONVEYED TO 100F FISHERMANS LODGE 191, BY DEED RECORDED IN VOLUME 1422, PAGE 287, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING ON THE WEST LINE OF DOVER DRIVE (36 FOOT RIGHT-OF-WAY) AND A SOUTHERLY NORTHEAST CORNER OF A CALLED 18.59 ACRE TRACT OF LAND CONVEYED TO SHIRLEY LOUISE HINCHLIFFE, A SINGLE WOMAN, BY DEED RECORDED IN VOLUME 617, PAGE 341, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE NORTH 88 DEGREES 46 MINUTES 09 SECONDS WEST, ALONG A SOUTHERLY NORTH LINE OF SAID 18.59 ACRE TRACT, A DISTANCE OF 150.80 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER, FROM WHICH A FOUND ½ INCH IRON ROD FOUND BEARS SOUTH 88 DEGREES 46 MINUTES 09 SECONDS EAST, A DISTANCE OF 25.00 FEET FOR WITNESS;

THENCE NORTH 01 DEGREES 22 MINUTES 23 SECONDS EAST, ALONG A WESTERLY EAST LINE OF SAID 18.59 ACRE TRAT, A DISTANCE OF 49.50 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG A NORTHERLY SOUTH LINE OF SAID 18.59 ACRE TRACT, A DISTANCE OF 150.59 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER, SAID CORNER BEING ON THE WEST LINE OF DOVER DRIVE AND A NORTHERLY SOUTHEAST CORNER OF SAID 18.59 ACRE TRACT, FROM WHICH A ½ INCH IRON ROD FOUND BEARS NORTH 01 DEGREES 07 MINUTES 57 SECONDS EAST, A DISTANCE OF 36.02 FEET FOR WITNESS, BEING THE SOUTHEAST CORNER OF A CALLED 0.251 ACRE TRACT OF LAND CONVEYED TO STEVEN SHANE KING, BY DEED RECORDED IN VOLUME 968, PAGE 223, OFFICIAL PUBLIC RECORDS, HUNT COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 07 MINUTES 57 SECONDS WEST, ALONG THE WEST LINE OF SAID DOVER DRIVE, A DISTANCE OF 49.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,479 SQUARE FEET OR 0.172 ACRES OF LAND.