

11-5 F4

536 SOUTH GREENVILLE STREET  
WOLFE CITY, TX 75496

00000010241321

**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 05, 2024

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 January 11, 2019 and recorded in Document CLERK'S FILE NO. 2019-00498 real property records of HUNT County, Texas, with SARA ARCE, UNMARRIED, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SARA ARCE, UNMARRIED, securing the payment of the indebtednesses in the original principal amount of \$116,353.00, 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 11:05 o'clock A M

**SEP 05 2024**

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

By 



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**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, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, OR SHARON ST. PIERRE 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 9-5-24 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: 9-5-24

**EXHIBIT "A"**

SITUATED IN THE STATE OF TEXAS, COUNTY OF HUNT AND CITY OF WOLFE CITY, BEING PART OF THE URIAH BLUE SURVEY, ABSTRACT NO. 120, BEING PART OF LOT 1, BLOCK 4 OF HANNA ADDITION, AN ADDITION TO THE CITY OF WOLFE CITY AS RECORDED IN CABINET F, SLIDE 48 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, BEING ALL OF TRACT NO. ONE AS RECORDED IN VOLUME 108, PAGE 207 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO MURCAR REIT, LLC AS RECORDED UNDER DOCUMENT NO. 2018-04513 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS WITH SAID PREMISES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "GLAS RPLS 6081" SET AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET WITH THE WEST RIGHT-OF-WAY LINE OF S GREENVILLE STREET, MARKING THE SOUTHEAST CORNER OF LOT 1, THE SOUTHEAST CORNER OF SAID TRACT NO. ONE, AND THE SOUTHEAST CORNER OF SAID PREMISES;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET, THE SOUTH LINE OF LOT 1, THE SOUTH LINE OF SAID TRACT NO. ONE, AND THE SOUTH LINE OF SAID PREMISES, NORTH 87° 43' 21" WEST 85.52 FEET TO A FENCE CORNER POST MARKING THE SOUTHWEST CORNER OF SAID TRACT NO. ONE AND THE SOUTHWEST CORNER OF SAID PREMISES;

THENCE WITH THE WEST LINE OF SAID TRACT NO. ONE AND THE WEST LINE OF SAID PREMISES, NORTH 02° 25' 44" EAST, PASSING A 1/2- INCH IRON ROD WITH ORANGE CAP STAMPED "STOVALL & ASSOC" FOUND AT 0.51 FEET MARKING THE SOUTHWEST CORNER OF A CALLED 0.122 ACRE TRACT AS RECORDED IN VOLUME 1106, PAGE 676 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, AND CONTINUING ALONG THE EAST LINE OF SAID 0.122 ACRE TRACT FOR A TOTAL DISTANCE OF 56.38 FEET TO A FENCE CORNER POST MARKING THE NORTHWEST CORNER OF SAID TRACT NO. ONE, THE NORTHWEST CORNER OF SAID PREMISES, AND THE SOUTHWEST CORNER OF TRACT NO. TWO AS RECORDED IN VOLUME 108, PAGE 207 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE WITH THE NORTH LINE OF SAID TRACT NO. ONE, THE NORTH LINE OF SAID PREMISES, AND THE SOUTH LINE OF SAID TRACT NO. TWO, SOUTH 87° 32' 08" EAST, 84.09 FEET TO A 1/2 - INCH IRON ROD WITH YELLOW CAP STAMPED "GLAS RPLS 6081" SET IN THE WEST RIGHT-OF WAY LINE OF S GREENVILLE STREET MARKING THE NORTHEAST CORNER OF SAID TRACT NO. ONE, THE NORTHEAST CORNER OF SAID PREMISES, THE SOUTHEAST CORNER OF SAID TRACT NO. TWO, AND BEING IN THE EAST LINE OF LOT 1;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF S GREENVILLE STREET, THE EAST LINE OF LOT 1, THE EAST LINE OF SAID TRACT NO. ONE, AND THE EAST LINE OF SAID PREMISES, SOUTH 00° 58' 18" WEST, 56.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1095 ACRE OF LAND.