

407 BOSTON ST
BRADY, TX 76825

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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: September 03, 2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH SIDE OF THE MCCULLOCH COUNTY COURTHOUSE ON COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 August 10, 2018 and recorded in Document CLERK'S FILE NO. 49678 real property records of MCCULLOCH County, Texas, with JASON PAUL DOYAL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JASON PAUL DOYAL, securing the payment of the indebtednesses in the original principal amount of \$109,125.00, 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

POSTED

JUL 25 2019

Christine A. Jones
McCulloch County Clerk



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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.

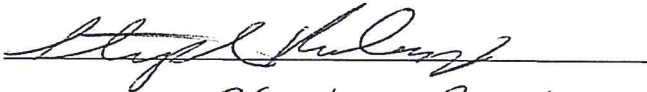
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LINDA REPPERT, JUANITA COX, JIMMY BREWER, STEPHEN RAWLINGS, LINDA J. REPPERT, HOWARD WHITNEY, KRISTOPHER HOLUB, PATRICK ZWIERS, JACK BURNS II, OR PAMELA THOMAS 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.



Shawnika Harris

Certificate of Posting

My name is Stephen Rawlings, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on July 25, 2019 I filed at the office of the MCCULLOCH County Clerk and caused to be posted at the MCCULLOCH County courthouse this notice of sale.



Declarants Name: Stephen Rawlings

Date: July 25, 2019

POSTED

JUL 25 2019

Christine A. Jones
McCulloch County Clerk

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MCCULLOCH

EXHIBIT "A"

BEING ALL OF LOTS NOS. 1 AND 2, BLOCK NO. 39, MARTIN HEIGHTS ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID ADDITION NOW IN GENERAL USE AND OF RECORD IN VOLUME 23, PAGE 355, DEED RECORDS, MCCULLOCH COUNTY, TEXAS.

BEING 0.370 ACRES OF LAND, BEING ALL OF LOT NO. 1 AND LOT NO. 2, BLOCK NO. 39, OF THE MARTIN HEIGHTS ADDITION TO THE CITY OF BRADY, MCCULLOCH COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN VOLUME 23, PAGE 355 OF THE DEED RECORDS OF MCCULLOCH COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT, TRACT 1, DESCRIBED IN VOLUME 451, PAGE 199 OF THE OFFICIAL PUBLIC RECORDS OF MCCULLOCH COUNTY, TEXAS; SAID 0.370 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SEARCHERS LAND SURVEYING, LLC IN AUGUST 2018:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH LINE OF BOSTON STREET AND THE EAST LINE OF MARTIN STREET FOR THE NORTHWEST CORNER OF SAID LOT NO. 1 AND THE NORTHWEST CORNER HEREOF;

THENCE SOUTH 89 DEGREES 29' 22" EAST A DISTANCE OF 100.08 FEET ALONG THE SOUTH LINE OF SAID BOSTON STREET AND THE NORTH LINE OF SAID LOT NO. 1 AND THE NORTH LINE OF SAID LOT NO. 2 TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT NO. 3, BLOCK NO. 39 OF SAID MARTIN ADDITION, THE NORTHEAST CORNER OF SAID LOT NO. 2, THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN VOLUME 443, PAGE 359 AND THE NORTHEAST CORNER HEREOF;

THENCE SOUTH 00 DEGREES 43' 38" WEST A DISTANCE OF 161.02 FEET ALONG THE EAST LINE OF SAID LOT NO. 2, THE WEST LINE OF SAID LOT NO. 3 AND THE WEST LINE OF SAID TRACT DESCRIBED IN VOLUME 443, PAGE 359 TO A 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF BELTON STREET FOR THE SOUTHEAST CORNER OF SAID LOT NO. 2, THE SOUTHWEST CORNER OF SAID LOT NO. 3, THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN VOLUME 443, PAGE 359 AND THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 89 DEGREES 26' 44" WEST A DISTANCE OF 100.04 FEET ALONG THE NORTH LINE OF SAID BELTON STREET AND THE SOUTH LINE OF SAID LOT NO. 2 AND THE SOUTH LINE OF SAID LOT NO. 1 TO A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF SAID BELTON STREET AND THE EAST LINE OF SAID MARTIN STREET FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 00 DEGREES 42' 50" EAST A DISTANCE OF 160.94 FEET ALONG THE EAST LINE OF SAID MARTIN STREET AND THE WEST LINE OF SAID LOT NO. 1 TO THE POINT OF BEGINNING, CONTAINING 0.370 ACRES OF LAND, MORE OR LESS.

POSTED

JUL 25 2019

Christine A. Jones
McCulloch County Clerk