

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/13/2016

Grantor(s)/Mortgagor(s):
JOHN ALLISON ARBUCKLE, AND WIFE
LADONA JEANETTE ARBUCKLE
Current Beneficiary/Mortgagee:
LAKEVIEW LOAN SERVICING LLC

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR LAKEVIEW LOAN SERVICING,
LLC., ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 1796
Page: 811
Instrument No: 16-07626

Property County:
FAYETTE

Mortgage Servicer:
M&T Bank is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

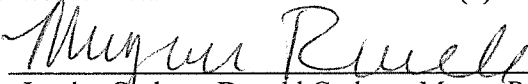
Date of Sale: 9/4/2018

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: IN THE AREA OF THE COURTHOUSE BULLETIN BOARD WHICH IS LOCATED ON AND IN THE STONE WALL ENCLOSURE LOCATED ON THE NORTHWEST PORTION OF THE FAYETTE COUNTY COURTHOUSE SQUARE FACING WEST COLORADO STREET NEAR IT'S INTERSECTION WITH NORTH MAIN STREET 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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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



Louise Graham, Donald Graham, Megan Randle,
Rebecca Bolton
or E. "Ursula" B. Willie
or Thuy Frazier
or Alicia Stewart
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

sender of this notice immediately.

MH File Number: TX-17-34086-POS
Loan Type: VA

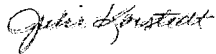
FILED
10:15 AM
JUL 20 2018

JULIE KARSTEDT **mk**
CO. CLERK, FAYETTE CO., TEXAS

EXHIBIT "A"

FIELD NOTE DESCRIPTION OF 3.425 ACRES OF LAND OUT OF THE WILLIAM H. TAYLOR LEAGUE, ABSTRACT NO. 97, IN FAYETTE COUNTY, TEXAS AND BEING THAT SAME (3.426 ACRE) TRACT OF LAND CONVEYED TO MARY JANE BAYLESS IN A DEED AS RECORDED IN VOLUME 1100 PAGE 530 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE INTERIOR OF THE HUELSEBUSCH ROAD (COUNTY ROAD NO. 144) BEING AT THE MOST EASTERLY CORNER OF THAT CERTAIN (3.426 ACRE) TRACT OF LAND CONVEYED TO MARY JANE BAYLESS IN A DEED AS RECORDED IN VOLUME 1100 PAGE 530 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING IN THE NORTHWESTERLY LINE OF THAT CERTAIN (35.64 ACRE) TRACT OF LAND CONVEYED TO ROY A. HUELSEBUSCH AND JEANETTE S. HUELSEBUSCH IN A DEED AS RECORDED IN VOLUME 761 PAGE 253 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND ALSO BEING AT THE MOST EASTERLY CORNER OF THAT CERTAIN (48.586 ACRE) TRACT DESCRIBED IN THE DEED TO STEVE J. BOENING AND JACKI BOENING RECORDED IN VOLUME 807 PAGE 636 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING AT THE MOST EASTERLY CORNER OF THE TRACT HEREIN DESCRIBED,

THENCE, WITH THE COMMON LINE BETWEEN THE BAYLESS TRACT AND THE HUELSEBUSCH TRACT, BEING IN THE INTERIOR OF SAID RIGHT-OF-WAY, S 45 DEG. 00' 00" W 694.52 FEET TO A POINT FOR THE MOST SOUTHERLY CORNER OF THIS TRACT,

THENCE, WITH THE COMMON LINE BETWEEN THE BAYLESS TRACT, AND THE BOENING TRACT, N 62 DEG. 55' 10" W, PASSING A 1/2" ROD FOUND AT THE BASE OF A FENCE CORNER POST IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HUELSEBUSCH ROAD AT 23.53 FEET, AND CONTINUING ON THE SAME COURSE ANOTHER 188.87 FEET FOR A TOTAL DISTANCE OF 212.40 FEET TO A 1/2" IRON ROD FOUND AT THE MOST SOUTHWESTERLY CORNER OF THE BAYLESS TRACT AND BEING AT AN ANGLE IN THE EASTERLY LINE OF THE BOENING TRACT,

THENCE, CONTINUING WITH THE COMMON LINE BETWEEN THE BAYLESS TRACT AND THE BOENING TRACT, N 26 DEG. 16' 51" E 148.71 FEET TO A 1/2" IRON ROD FOUND, N 62 DEG. 58' 53" E 257.87 FEET TO A 1/2" IRON ROD FOUND, N 35 DEG. 26' 06" E 350.02 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF THIS TRACT, S 53 DEG. 10' 18" E 201.23 FEET TO A 1/2" IRON ROD FOUND, AND S 44 DEG. 56' 49" E 29.20 FEET TO THE PLACE OF BEGINNING, IN ALL CONTAINING 3.425 ACRES OF LAND.

P.I.D#: 33737

FILED
10:15 AM
JUL 20 2018

Julie Karstedt
JULIE KARSTEDT *mk*
CO. CLERK, FAYETTE CO., TEXAS