

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
6/13/2016

**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

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

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

**Property County:**  
FAYETTE

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

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

**FILED**  
9:11 AM  
SEP 10 2018

*Julie Karstedt KS*

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

**Date of Sale:** 10/2/2018

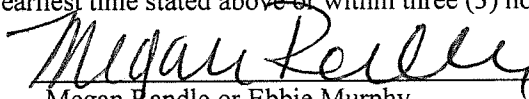
**Earliest Time Sale Will Begin:** 10:00AM

**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

sender of this notice immediately.

  
Megan Randle or Ebbie Murphy  
or E. "Ursula" B. Willie  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

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

**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**