

C&S No 44-17-3214 / Conventional / No
LoanCare, LLC

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: June 08, 2015

Grantor(s): Wvaldo Mendoza, joined herein proforma by his wife, Elvia Mendoza
Original Trustee: Allan B Polunsky
Original Mortgagee: Mortgage Electronic Registration Systems, Inc ("MERS"), solely as nominee for Open Mortgage, LLC, its successors and assigns
Recording Information: Vol 1188, Page 659, or Clerk's File No 5429, in the Official Public Records of YOUNG County, Texas
Current Mortgagee: Lakeview Loan Servicing, LLC
Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee Pursuant to the Servicing Agreement and Section 51 0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Legal Description:

BEING THE WEST TWO (2) FEET OF LOT NO ONE (1), AND ALL OF LOT NO TWO (2), OF THE GARDEN TERRACE SUBDIVISION, AN ADDITION TO THE CITY OF GRAHAM, AS SHOWN BY MAP OR PLAT IN VOLUME I, PAGE 357, OF THE PLAT RECORDS OF YOUNG COUNTY, TEXAS

Date of Sale: 09/05/2017 Earliest Time Sale Will Begin: 1 00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Denise Boerner as Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Terry Browder as Successor Substitute Trustee, Laura Browder as Successor Substitute Trustee, Marsha Monroe as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

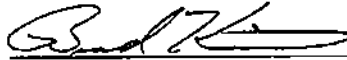
After recording, return to
ServiceLink, ASAP
1320 Greenway Drive, Suite 300
Irving, TX 75038
4630096

Place of Sale of Property The foreclosure sale will be conducted in the area designated by the YOUNG County Commissioners Court pursuant to Section 51 002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted

Executed on this the 10th day of August, 2017

For Information

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



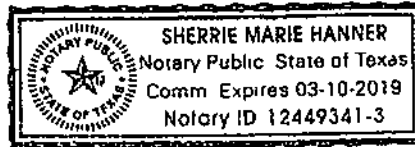
Brad Kitchens, Attorney at Law
Codilis & Stawiariski, P C
400 N Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Brad Kitchens as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed

Given under my hand seal of office on this the 10th day of August, 2017


Notary Public
Signature

Posted and filed by _____

Printed Name _____

C&S No 44-17-3214 / Conventional / No
LoanCare, LLC

KAY HARDIN

COUNTY CLERK



516 Fourth Street
Graham, Texas 76450

PHONE (940) 549-8432

DO NOT DESTROY

WARNING-THIS IS PART OF THE OFFICIAL RECORD

INSTRUMENT NO. 17002321

FILED FOR RECORD ON: AUGUST 14, 2017 04:13PM 2PGS \$30.00

SUBMITTER: SERVICELINK

RETURN TO:

SERVICELINK
1320 GREENWAY DRIVE STE 300
IRVING TX 75038

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped here on by me and was duly RECORDED in the Official Public Records of YOUNG COUNTY, TEXAS.

BY: _____

Kay Hardin
Kay Hardin, Young County Clerk

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW