

Our File Number: 18-07263

Name: ISAAC A ONTIVEROZ, AN UNMARRIED MAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 21, 2017, ISAAC A ONTIVEROZ, AN UNMARRIED MAN, executed a Deed of Trust/Security Instrument conveying to WILLIAM S HENNESSEY, ESQ., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONS LENDING CORPORATION, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 17001114, in the DEED OF TRUST OR REAL PROPERTY records of YOUNG COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 2, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in YOUNG COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING THE SURFACE AND SURFACE ESTATE ONLY OF LOT NO. SIXTEEN (16) OF SPRINGWOOD SUBDIVISION, A SUBDIVISION OUT OF THE E. H. ROSS SURVEY, ABSTRACT NO. 246, YOUNG COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 1, PAGE 320, PLAT RECORDS OF YOUNG COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 104 WOLF CIR
GRAHAM, TX 76450

Mortgage Servicer: LOANCARE, LLC

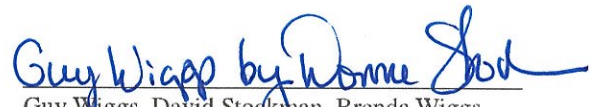
Noteholder: NATIONS LENDING CORPORATION, AN OHIO CORPORATION
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 26 day of July, 2018.



Guy Wiggs, David Stockman, Brenda Wiggs,
Donna Stockman, Denise Boerner, Laura
Browder, Marsha Monroe, Tim Lewis, Terry
Browder, Michelle Schwartz, Kathy Arrington,
Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

EXHIBIT "A"

BEING the SURFACE AND SURFACE ESTATE ONLY of Lot No. SIXTEEN (16) of SPRINGWOOD Subdivision, a subdivision out of the E. H. Ross Survey, Abstract No. 246, Young County, Texas, as per map or plat recorded in Volume 1, Page 320, Plat Records of Young County, Texas;

SAVE AND EXCEPT the South portion of Lot No. SIXTEEN (16), of SPRINGWOOD Subdivision, Graham, Young County, Texas. Said subdivision recorded in Volume 1, Page 320, of the Plat Records of said county. Said South portion of Lot No. SIXTEEN (16) being described as follows:

BEGINNING at ½ inch iron rod found for the southeast corner of original Lot No. Sixteen (16);

THENCE North 29° 59' East 269.0 feet with the east line of said Lot No. Sixteen (16) and the west line of Lot No. Fifteen (15), to a ½ inch iron rod found for corner;

THENCE North 64° 15' 20" West 209.28 feet to a ½ inch iron rod found for corner in the west line of Springwood Road;

THENCE South 14° 20' West 279.0 feet with the west line of said Lot No. Sixteen (16) and with said right-of-way line to a ½ inch iron rod found for corner;

THENCE South 66° 29' East 124.30 feet to the place of beginning.

