

C&S No 44 14 2739 / Conventional / Yes  
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 Codils & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

Date of Security Instrument December 08, 2006

Grantor(s) Douglas Lee Damron and wife Kelli Larae Damron

Original Trustee Michael H Patterson

Original Mortgagee Mortgage Registration Systems Inc ('MERS'), solely as nominee of Lone Star Land Bank ACA its successors and assigns

Recording Information Vol 1003 Page 430 or Clerk's File No 4530 in the Official Public Records of YOUNG County, Texas

Current Mortgagee AgFirst Farm Credit Bank

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 40 0 ACRES OUT OF T E & L COMPANY SURVEY NO 413 ABSTRACT NO 620 YOUNG COUNTY TEXAS SAID 40 0 ACRES BEING OUT OF A TRACT OF LAND DESCRIBED IN VOLUME 880 PAGE 465 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY SAID 40 0 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale 08/02/2016 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 Brenda Wiggs as Substitute Trustee, Tim Lewis as Successor Substitute Trustee David Stockman as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Lori McCarty as Successor Substitute Trustee Terry Browder as Successor Substitute Trustee, Laura Browder as Successor Substitute Trustee Marsha Monroe as Successor Substitute Trustee Evan Press as Successor Substitute Trustee Kelley Burns as Successor Substitute Trustee Aurora Campos as Successor Substitute Trustee Aarti Patel as Successor Substitute Trustee Matthew Wolfson as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee Chris Demarest as Successor Substitute Trustee or Cathy Cagle 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

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 7th day of July 2016

For Information

Adnan Ahmad, Attorney at Law  
Codilis & StawiarSKI P C  
650 N Sam Houston Pkwy East Suite 450 Houston TX 77060  
(281) 925 5200

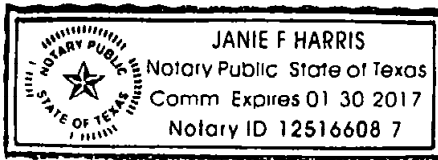
STATE OF TEXAS

COUNTY OF HARRIS

Before me the undersigned Notary Public on this day personally appeared Adnan Ahmad 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 7th day of July 2016

Notary Public  
Signature



C&S No 44 14-2739 / Conventional / Yes  
LoanCare LLC

After Recording, Return To  
1320 Greenway Drive, Suite 300  
Irving, TX 75038  
Attn SL Trustee Dept  
458 2880

EXHIBIT "A"

Being 40 0 acres out of T E & L Company Survey No 413, Abstract No 620, Young County, Texas Said 40 0 acres being out of a tract of land described in Volume 880, Page 465, of the Official Public Records of said county Said 40 0 acres being described as follows

BEGINNING at a 1/2 inch iron rod set for corner in the northeast corner of said survey and also being in the centerline of Dunagin Road, (a county road),

THENCE South 1,450 0 feet with the east line of said survey to a 1/2 inch iron rod set for corner,

THENCE West 1,212 07 feet to a 1/2 inche iron rod set for corner,

THENCE North 1,425 09 feet to a 1/2 inch iron rod set for corner in the north line of said survey and in the center line of said Dunagin Road,

THENCE N 88° 49' 21" E 1,212 32 feet with the north line of said survey and with the centerline of said Dunagin Road to the POINT OF BEGINNING containing 40 0 acres more or less

44-14-2739

NO 1990  
AT 3 55 FILED O'CLOCK P M  
ON THE 12 DAY OF July  
A D , 2016  
Kay Hardin  
Kay Hardin  
COUNTY CLERK YOUNG CO TEXAS  
BY B Howard  
DEPUTY

STATE OF TEXAS  
COUNTY OF YOUNG

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Young County Texas



Kay Hardin  
County Clerk Young County Texas  
VOL 1190 PAGE 9728  
RECORDED 7-12-16