

FILED FOR RECORD

2021 SEP 28 AM 10:16

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800 VZ COUNTY RD 4105  
CANTON, TX 75103

COUNTY CLERK, VAN ZANDT CO., TX

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

BY \_\_\_\_\_ DEP.

**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.**

**1. Date, Time, and Place of Sale.**

Date: December 07, 2021

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 28, 2017 and recorded in Document CLERK'S FILE NO. 2017-008925 real property records of VAN ZANDT County, Texas, with PATRICK H MOSELY SR AND JAN CARDONA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by PATRICK H MOSELY SR AND JAN CARDONA, securing the payment of the indebtednesses in the original principal amount of \$244,272.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AUCTION.COM, DAVID RAY, JUDITH A. FRAPPIER, ROBERT FORSTER, OR JEFFREY FLEMING whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE E. P. G. CHISM SURVEY, ABSTRACT NO. 126, VAN ZANDT COUNTY, TEXAS, SAME BEING ALL OF A CALLED 17.6242 ACRE TRACT AS FOUND IN WARRANTY DEED DATED NOVEMBER 26, 1971, FROM MARTHA LYNN KARTOUS CLARK AND HUSBAND, ELLIS CLARK, TO DENNIS W. TIDWELL AND WIFE, TRUDY TIDWELL, AS FOUND RECORDED IN VOLUME 772, PAGE 598, OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A X-TIE FENCE CORNER POST FOUND FOR THE NORTH CORNER OF SAID 17.6242 ACRE TRACT, SAME BEING THE NORTH CORNER OF THIS;

THENCE: SOUTH 50 DEG. 08 MIN. 26 SEC. EAST 1242.21 FEET WITH THE NORTHEAST LINE OF SAID 17.6242 ACRE TRACT TO A X-TIE FENCE CORNER POST FOUND IN THE NORTHWEST RIGHT OF WAY LINE OF COUNTY ROAD 4105 FOR THE EAST CORNER OF SAID 17.6242 ACRE TRACT;

THENCE: WITH THE NORTHWEST RIGHT OF WAY LINE OF SAID COUNTY ROAD 4105, AND WITH THE SOUTHEAST LINE OF SAID 17.6242 ACRE TRACT AS FOLLOWS:

SOUTH 33 DEG. 28 MIN. 03 SEC. WEST 200.87 FEET TO A X-TIE FOUND FOR AN ANGLE POINT IN SAME;

SOUTH 46 DEG. 09 MIN. 29 SEC. WEST 104.73 FEET TO A X-TIE FOUND FOR AN ANGLE POINT IN SAME;

SOUTH 58 DEG. 53 MIN. 03 SEC. WEST 85.38 FEET TO A X-TIE FOUND FOR AN ANGLE POINT IN SAME;

SOUTH 68 DEG. 23 MIN. 24 SEC. WEST 504.47 FEET TO A 1/2" IRON ROD SET FOR AN ANGLE POINT IN SAME;

SOUTH 62 DEG. 47 MIN. 20 SEC. WEST 137.26 FEET TO A X-TIE FOUND FOR AN ANGLE POINT IN SAME;

SOUTH 54 DEG. 33 MIN. 40 SEC. WEST 87.21 FEET TO AN 18" POST OAK TREE FOUND FOR THE MOST SOUTHERLY SOUTH CORNER OF SAID 17.6242 ACRE TRACT;

THENCE: NORTH 36 DEG. 30 MIN. 30 SEC. EAST 165.39 FEET WITH A NORTHWEST LINE OF SAID 17.6242 ACRE TRACT TO A 22" POST OAK TREE FOUND FOR AN ANGLE POINT OF SAME;

THENCE: NORTH 27 DEG. 14 MIN. 57 SEC. EAST 324.25 FEET WITH A NORTHWEST LINE OF SAID 17.6242 ACRE TRACT TO A X-TIE FENCE CORNER POST FOUND FOR AN INNER-ELL CORNER OF SAME;

THENCE: NORTH 61 DEG. 44 MIN. 48 SEC. WEST 715.03 FEET WITH A SOUTHWEST LINE OF SAID 17.6242 ACRE TRACT TO A X-TIE FENCE CORNER POST FOUND FOR THE WEST CORNER OF SAME;

THENCE: NORTH 29 DEG. 31 MIN. 00 SEC. EAST 711.79 FEET WITH A NORTHWEST LINE OF SAID 17.6242 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 17.69 ACRES OF LAND, MORE OR LESS.