

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: August 06, 2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: INTERSECTION OF NORTH & SOUTH AND EAST & WEST HALL ON THE 1ST FLOOR OF THE 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 May 30, 2019 and recorded in Document VOLUME 746, PAGE 205 real property records of WHEELER County, Texas, with JON WALKER AND APRIL WALKER, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JON WALKER AND APRIL WALKER, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$107,025.00, 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.

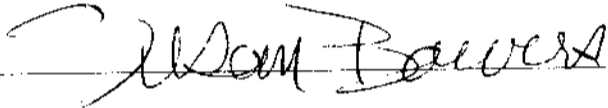
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RONNIE HECK, SHANNON HECK, CARY CORENBLUM, CHARLES GREEN, PATRICK ZWIERS, JONATHAN SCHENDEL AUCTION.COM, SUSAN BOWERS, JOSE A. BAZALDUA, ANTONIO BAZALDUA, KEVIN KEY OR JAY JACOBS 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 SUSAN BOWERS and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7-11-2024 I filed at the office of the WHEELER County Clerk and caused to be posted at the WHEELER County courthouse this notice of sale.



Declarants Name: _____

Date: 7-11-2024

EXHIBIT "A"

FIELD NOTES FOR A TRACT OF LAND OUT OF LOT 1, BLOCK 41, ORIGINAL TOWN OF SHAMROCK, WHEELER COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP AT THE NORTHEAST CORNER OF SAID BLOCK 41 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S. 00° 33' 53" E., ALONG THE EAST LINE OF SAID BLOCK 41, A DISTANCE OF 106.38 FEET TO A KRA CAP FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE N. 88° 41' 25" W. A DISTANCE OF 12.69 FEET TO A KRA CAP FOUND FOR AN ELL CORNER OF THIS TRACT.

THENCE S. 00° 39' 10" W. A DISTANCE OF 10.45 FEET TO A KRA CAP FOUND FOR AN ELL CORNER OF THIS TRACT.

THENCE N. 88° 40' 08" W. A DISTANCE OF 63.96 FEET TO A KRA CAP FOUND FOR AN ELL CORNER OF THIS TRACT.

THENCE S. 00° 23' 53" E. A DISTANCE OF 35.94 FEET TO A KRA CAP FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE S. 89° 16' 16" W. A DISTANCE OF 73.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N. 00° 14' 06" W. A DISTANCE OF 50.00 FEET TO A KRA CAP FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT.

THENCE N. 89° 11' 10" E. A DISTANCE OF 20.03 FEET TO A KRA CAP FOUND FOR AN ELL CORNER OF THIS TRACT.

THENCE N. 00° 48' 50" W. A DISTANCE OF 99.78 FEET TO A KRA CAP FOUND IN THE NORTH LINE OF SAID BLOCK 41 FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT.

THENCE N. 89° 11' 10" E., ALONG SAID NORTH LINE, A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING

WHEELER COUNTY, TEXAS

2023 JUN 12 AM 8:37

WHEELER COUNTY, TEXAS
BY *Robbie Walker*