## 707 NORTH MAIN STREET DAYTON, TX 77535

## 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 02, 2022

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

Place: THE SOUTH SIDE DOOR OF THE LIBERTY 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 Forcelosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 15, 2018 and recorded in Document CLERK'S FILE NO. 2018006105; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2019023408 real property records of LIBERTY County, Texas, with RONALD SCOTT WEBB AND AMY DENISE WEBB, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by RONALD SCOTT WEBB AND AMY DENISE WEBB, securing the payment of the indebtednesses in the original principal amount of \$1\$8,396.00, 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

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797 NORTH MAIN STREET DAYTON, TX 77535

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 herby remove the original trustee and all successor substitute trustees and appoints in their steed TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, KEVIN MCCARTHY, BEATRICE CARRILLO, MARGIE ALLEN OR KYLE BARCLAY 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.

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## **Certificate of Posting**

My name is <u>Keata Surflue</u>, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on <u> $\lfloor Q - Q - J J \rfloor$ </u> I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Keata Smith Declarants Name: Keala Smith

Date: 6-9-22

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LIBERTY

## EXHIBIT "A"

A 0.2740 ACRE TRACT, BEING ALL OF LOT 6 AND PART OF LOT 5, BLOCK 6 OF THE R.S. STERLING INVESTMENT CO. ADDITION, AN ADDITION IN THE TOWN OF DAYTON, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 111, PAGE 551, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, TO BE DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET ON THE NORTHWEST CORNER OF LOT 6, BEING ON THE WESTERLY LINE OF NORTH MAIN STREET AND THE SOUTHERLY LINE OF MERRITT AVENUE;

THENCE NORTH 62° 11' 22" EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY OF MERRITT AVENUE, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER BEING ON THE NORTHEAST CORNER OF LOT 5 AND THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 27° 48' 38" EAST. A DISTANCE OF 118.50 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING NORTH 27° 48' 38" WEST, 1.50 FEET FROM THE SOUTHEAST CORNER OF LOT 5;

THENCE SOUTH 62° 11' 22" WEST, A DISTANCE OF 44.06 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 30° 42' 20" EAST, A DISTANCE OF 1.50 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 62° 11' 22" WEST, A DISTANCE OF 56.02 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH MAIN STREET;

THENCE NORHT 27° 48' 38" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH MAIN STREET, .A DISTANCE OF 120.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.2740 ACRES OR 11,934 SQUARE FEET OF LAND, MORE OR LESS.