

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/16/2010

**Grantor(s)/Mortgagor(s):**  
JAMES M. MILLION AND RHONDA G. MILLION, HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CAPSTAR LENDING, LLC, ITS SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** 1127  
**Page:** 628  
**Instrument No:** 115754

**Property County:**  
MILAM

**Mortgage Servicer:**  
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Fountain Plaza,  
Buffalo, NY 14203

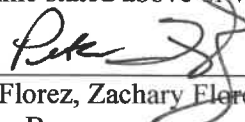
**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 9/1/2020                      **Earliest Time Sale Will Begin:** 10am

**Place of Sale of Property:** ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

  
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Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

Filed 13<sup>th</sup> day of July  
in 2020, At 3:40 P.M.  
By Jodi Morgan  
JODI MORGAN  
County Clerk, Milam County, Texas  
Deputy

**MH File Number:** TX-20-78201-POS  
**Loan Type:** VA

Exhibit "A"

Legal Description

In Re: 19,495 Square Feet  
All of Lot 7 and the East 10 feet of  
Lot 6, Block C  
Linwood Acres, Section 2  
City of Rockdale  
Milam County, Texas

All that certain tract or parcel of land situated within the City of Rockdale, Milam County, Texas, being all of Lot 7 and the east 10 feet of Lot 6, Block C of Linwood Acres, Section II recorded in Cabinet A, Slides 69-A&B of the Plat Records of Milam County, being the same tract conveyed from John W. Douglas, et ux to Michael L. Vidrine, et ux by deed dated April 6, 1992 recorded in Volume 656, Page 201 of the Deed Records of Milam County, Texas and being more particularly described by metes and bounds as follows, to wit:

**BEGINNING** at a found iron rod on the north Right-of-Way line of Yokley Road, at the southwest corner of Lot 8, Block C, for the common southeast corner of the said Lot 7 and of this tract;

***THENCE*** S 72°36'00" W (Plat Bearing) - 130.00 feet along the common line between the said north Right-of-Way line of Yokley Road and the said south lines of the said Lot 7 and the east 10 feet of Lot 6 respectively to a found concrete nail at the southeast corner of a tract conveyed to Troy D. Zinn, et ux in Volume 871, Page 867, for the common southwest corner of the said east 10 feet of Lot 6 and of this tract;

***THENCE*** N 18°45'00" W - 150.00 feet along the common line between the said Zinn tract and the said east 10 feet of Lot 6 to a set ½" iron rod on the south line of a portion of Section 2, Linwood Acres recorded in Cabinet A, Slide 74-A of the Plat Records of Milam County (Lots 13-15 being a part of), at the southeast corner of Lot 15, Block C, at the southwest corner of Lot 14, at the northeast corner of the said Zinn Tract, for the common northwest corner of the said east 10 feet of Lot 6 and of this tract;

***THENCE*** N 72°36'00" E - 130.00 feet along the common line between the said Lot 14 and the said east 10 feet of Lot 6 and the said Lot 7 respectively to a set ½" iron rod at the southeast corner of the said Lot 14, at the southwest corner of Lot 13, at the northwest corner of Lot 8, for the common northeast corner of the said Lot 7 and of this tract;

***THENCE*** S 18°45'00" E - 150.00 feet along the common line between the said Lots 7 and 8 to the **POINT OF BEGINNING** containing within these metes and bounds 19,495 Square Feet of Land.