

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

1/15/2016

Original Beneficiary/Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR MOVEMENT MORTGAGE LLC., ITS SUCCESSORS AND ASSIGNS

Recorded in:

Volume: 1272

Page: 463

Instrument No: N/A

Grantor(s)/Mortgagor(s):

CODY ALLEN MAESSEN AND AUDREY MAESSEN, HUSBAND AND WIFE

Current Beneficiary/Mortgagee:

LAKEVIEW LOAN SERVICING LLC

Property County:

MILAM

Mortgage Servicer's Address:

1 Fountain Plaza,
Buffalo, NY 14203

Mortgage Servicer:

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

Filed 9th day of September
in 2021, At 3:44 P.M.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Date of Sale: 11/2/2021

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.

[Signature]
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

MH File Number: TX-20-78045-POS

Loan Type: VA

In Re: 3.775 Acres
All of a called 3.773 Acre tract
Jose Antonio Pena Survey
Abstract No. 43
Milam County, Texas

All that certain tract or parcel of land situated in Milam County, Texas, being a part of the Jose Antonio Pena Survey, Abstract No. 43, being a all of a called 3.773 Acre tract conveyed from Beneficial I Inc. to the Troy Nash, et ux by deed dated August 5, 2014, recorded in Volume 1233, Page 539 of the Official Records of Milam County, Texas and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 1" iron pipe on the north Right-of-Way line of F.M. Highway 2269; at the southeast corner of a called 21.3393 Acre tract (First Tract) conveyed to Eugene A. Hubnik, et al in Vol. 742, Pg. 712, for the southwest corner of this tract;

THENCE N 17° 46 '29" E - 738.30 feet along the east line of the said 21.3393 Acre tract to a found 1" iron pipe at the most northerly southwest corner of a called 111.08 Acre tract conveyed to Steven Anthony Jochee in Vol. 1138, Pg. 25, for the northwest corner of this tract;

THENCE along the west lines of the said 111.08 Acre tract for the following course and distances:

S 74° 38 '28" E - 222.42 feet to a found 1" iron pipe for the northeast corner of this tract;
S 17° 47 '28" W - 742.40 feet to a found 1" iron pipe on the said north Right-of-Way line of F.M. Highway 2269, at the most southerly southwest corner of the said 111.08 Acre tract, for the southeast corner of this tract;

THENCE N 73° 35 '09" W - 222.07 feet along the said north Right-of-Way line of F.M. Highway 2269 to the **POINT OF BEGINNING** containing within these metes and bounds 3.775 Acres of land.

Bearings are based on the Texas State Plane Coordinate System of 1983, Texas Central Zone.