

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 30, 2013 and recorded under Vol. 269, Page 318, or Clerk's File No. 208445, in the real property records of LIVE OAK County Texas, with Michelle L. Stafford and Emelsa M. Martinez as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Royal United Mortgage LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Michelle L. Stafford and Emelsa M. Martinez securing payment of the indebtedness in the original principal amount of \$86,734.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Michelle L Stafford and Emelda M Martinez. Lakeview Loan Servicing, LLC. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

A 0.17 ACRE TRACT OF LAND, MORE OR LESS, BEING THAT SAME TRACT CONVEYED FROM SCHILLING PROPERTIES, LLC, TO JERRY SCHILLING, ET UX, BY QUITCLAIM DEED RECORDED IN VOLUME 247, PAGE 469 OF THE OFFICIAL PUBLIC RECORDS OF LIVE OAK COUNTY, TEXAS, SAME BEING ALSO PART OF LOT 4 OF BLOCK 68 OF THE WASHINGTON HEIGHTS ADDITION TO THE CITY OF GEORGE WEST, AS SHOWN ON MAP RECORDED IN VOLUME 32, PAGE 576 OF THE DEED RECORDS OF LIVE OAK COUNTY, TEXAS; SAID 0.17 ACRE TRACT IS SITUATED AT 903 LAMAR STREET IN THE CITY OF GEORGE WEST AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SALE INFORMATION

Date of Sale: 08/04/2020

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: LIVE OAK County Courthouse, Texas at the following location: On the front porch of the Live Oak County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

FILED 7-18 A.D. 2020
LIVE OAK COUNTY, TEXAS
IDA VASQUEZ, CLERK, COUNTY COURT
BY Shantia
AT 11:59 AM BLOCK

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the



mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson, Sandra Mendoza, Jo Woolsey, Leslye Evans, Vicki Hammonds, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 07/13/2020.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: **Sandra Mendoza**

C&M No. 44-20-0533

Exhibit A

A 0.17 acre tract of land, more or less, being that same tract conveyed from Schilling Properties, LLC, to Jerry Schilling, et ux, by Quitclaim Deed recorded in Volume 247, Page 469 of the Official Public Records of Live Oak County, Texas, same being also part of Lot 4 of Block 68 of the Washington Heights Addition to the City of George West, as shown on map recorded in Volume 32, Page 576 of the Deed Records of Live Oak County, Texas;

Said 0.17 acre tract is situated at 903 Lamar Street in the city of George West and is described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set in the southeastern right-of-way line of said Lamar Street, at the west corner of said Lot 4 and the north corner of Lot 3 of said Block 68, for the west corner of this tract, whence a 1" iron rod found at the west corner of Lot 2 of said Block 68 bears S 53 deg. 50' 56" W, a distance of 100.00 ft.;

THENCE N 53 deg. 50' 56" E along the northwest line of this tract, the northwest line of said Lot 4 and the southeastern right-of-way line of said Lamar Street, a distance of 50.00 ft. to a 5/8" iron rod set at the west corner of the remainder of said Lot 4 described in Affidavit from Joe Munoz, et ux, to The Public, dated October 7, 1991, recorded in Volume 464, Page 362 of said Deed Records, for the north corner of this tract;

THENCE S 36 deg. 09' 04" E along the northeast line of this tract, the southwest line of said Munoz tract and crossing said Lot 4, a distance of 150.00 ft. to a 5/8" iron rod set in, the southeast line of said Lot 4, the northwest line of Lot 5 of said Block 68 and at the south corner of said Munoz tract, for the east corner of this tract;

THENCE S 53 deg. 50' 56" W along the southeast line of this tract, the southeast line of said Lot 4 and the northwest line of said Lot 5, a distance of 50.00 ft. to a 5/8" iron rod set at the east corner of said Lot 3, for the south corner of this tract;

THENCE N 36 deg. 09' 04" W along the southwest line of this tract and the common line of said Lots 4 & 3, a distance 150.00 ft. to the POINT OF BEGINNING, containing 0.17 acre, more or less.