

### Notice of Substitute Trustee's Sale

**Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> April 23, 2009	<b>Original Mortgagor/Grantor:</b> CARL E. MOSES AND MEGAN MAE MOSES
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ALACRITY LENDING COMPANY., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> 133 <b>Page:</b> 541 <b>Instrument No:</b> 184151	<b>Property County:</b> LIVE OAK
<b>Mortgage Servicer:</b> LoanCare LLC	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, Virginia 23452

\* 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.

**Secures:**Note in the original principal amount of \$98,974.00, executed by CARL E MOSES; MEGAN MAE MOSES and payable to the order of Lender.

**Property Address/Mailing Address:** 122 PATHFINDER RD, SANDIA, TX 78383

**Legal Description of Property to be Sold:** LOT NOS. FIFTY (50) AND FIFTY-ONE (51), BLOCK NO. SEVEN (7), LAKE VISTA VAGABOND VILLAGE, SECTION 10, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 18 OF THE PLAT RECORDS OF LIVE OAK COUNTY, TEXAS, REFERENCE TO WHICH MAP OR PLAT AND IT RECORD BEING HERE MADE FOR ALL PERTINENT PURPOSES.

TOGETHER WITH A MOBILE HOME: 2009 PALM HARBOR MANUFACTURING, 15 X 76 , MODEL: KAF376X7, SERIAL NO. MP1515491

TAX ID: 4110-0007-0050-00 AND 4110-0007-0051-00

<b>Date of Sale:</b> July 05, 2022	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Live Oak County Courthouse, 301 Houston Street, George West, TX 78022 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.



**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Alexis Mendoza, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Alexis Mendoza, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Alexis Mendoza, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Alexis Mendoza, Janice Stoner, Ramon Perez, John Sisk, Amy Ortiz, Auction.com OR Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner or Alexis Mendoza, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112

FILED May 12 A.D. 20:22  
LIVE OAK COUNTY, TEXAS  
IDA VASQUEZ, CLERK COUNTY COURT  
BY [Signature] DEPUTY  
AT 10:45 O'CLOCK am