

#19

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 01, 2017

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE WEST PORCH OF THE GAINES COUNTY COURTHOUSE LEADING INTO THE MIDDLE LANDING FROM THE WEST DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 19, 2014 and recorded in Document CLERK'S FILE NUMBER 2014-1458 real property records of GAINES County, Texas, with WILLIAM HAMILTON III AND TASHA HAMILTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIAM HAMILTON III AND TASHA HAMILTON, securing the payment of the indebtedness in the original principal amount of \$188,522.00, 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

Jonathan Schendel
JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, BOUG WOODARD, CHRIS DEMAREST, KRISTIE ALVAREZ, SHELLEY NAIL, OR DONNA TROUT

Substitute Trustee
c/o BARRETT DAFFIN FRAPPER TURNER & ENGEL, LLP
4004 Bell Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Bell Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the GAINES County Clerk and caused to be posted at the GAINES County courthouse this notice of sale.

Declarant Name: _____
Date: _____

-- FILED --
7-11-17 11:40 a.m.
Vicki Phillips, County Clerk
Gaines County, Texas
Bryl... DEPUTY



NC50000006826481



A 6.71 ACRE TRACT OF LAND LOCATED NEAR THE SOUTHEAST CORNER OF SECTION 71, BLOCK AX, PUBLIC SCHOOL LAND, GAINES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SPINDLE SET IN PAVEMENT IN THE EAST LINE OF SAID SECTION 71, FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 71 BEARS S 2 DEGREES 22'42"W, 50.00 FEET (ALL BEARINGS ARE COMPARED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, ALL DISTANCES ARE TRUE AT AN AVERAGED SURFACE ELEVATION);
 THENCE N 2 DEGREES 22' 42"E., ALONG THE EAST LINE OF SAID SECTION 71 AND ALONG COUNTY ROAD 237, A DISTANCE OF 620.00 FEET TO A SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT;
 THENCE N 87 DEGREES 42'47"W., AT 50.00 FEET PASS A SET 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING", IN ALL 190.00 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET FOR THE NORTHWEST CORNER OF THIS TRACT;
 THENCE S. 52 DEGREES 18'20"W, 71.52 FEET TO A CORNER OF THIS TRACT;
 THENCE S. 44 DEGREES 27'23"W, 90.26 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "NEWTON SURVEYING" SET FOR A CORNER OF THIS TRACT;
 THENCE S. 2 DEGREES 22' 42"W, 81.27 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "NEWTON SURVEYING" SET AT BEGINNING OF A NON-TANGENTIAL CURVE, FOR A CORNER OF THIS TRACT;
 THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT (RADIUS = 1340.00 FEET, LONG CHORD = S, 56 DEGREES 05'53"W, 738.57 FEET), A DISTANCE OF 748.25 FEET TO A 1/2" IRON ROD WITH A CAP MARKED "NEWTON SURVEYING" SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
 THENCE S 87 DEGREES 42'47"E., AT 857.77 FEET PASS A 1/2" IRON ROD WITH A CAP MARKED "NEWTON SURVEYING", IN ALL 907.77 FEET TO THE PLACE OF BEGINNING; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.



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