

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 October 02, 2018

Time The sale will begin at 10:00AM 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 April 22, 2015 and recorded in Document CLERK'S FILE NO. 2015-2540 real property records of GAINES County, Texas, with WILLIE JOHN MARTINEZ AND ALISON B MARTINEZ, grantor(s) and PIONEER BANK, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by WILLIE JOHN MARTINEZ AND ALISON B MARTINEZ, securing the payment of the indebtedness in its original principal amount of \$164,800.00, 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.

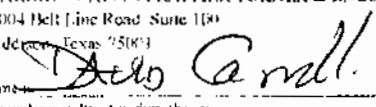
5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.


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 commence 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 SENIARA WAY
VIRGINIA BEACH, VA 23452


JONATHAN SCHENCK, RAMIRO CUEVAS, FREDERICK BRITTON, THOMAS WOODARD, CHRIS DEMAREST, KRISTIE ALVAREZ, SHULEE NAYLOR, DONALD TROTT, KESTINA MCCAWY, BOB BENDERBUSH, CHELSEA BROOKS, JOHN MCCARTHY OR DAVID CARRILLO
Substitute Trustee

c/o HARRETT DAFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addicks, Texas 75001


My name is _____ and my address is 4004 Belt Line Road, Suite 100, Addicks, 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 court house this notice of sale.

Declarant's Name: 
Date: 8-28-18



#20
8-28-18 8:55A
County Clerk
Texas
Michelle Cain

EXHIBIT "A"

THE SURVIVOR ESTATE ONLY OF THE WEST 80 FEET OF LOT 2 AND THE EAST 355 FEET OF LOT 3, BLOCK 4, WESTERN HILLS, INSTALLMENT NO. 2, AN ADDITION TO THE TOWN OF FERMINGHOLE, GAINES COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 2, PAGE 34, PLAT RECORDS OF GAINES COUNTY, TEXAS.



NOS0000007793896

EXHIBIT 'A'

A TRACT OF LAND OUT OF THE SOUTH PART OF LOT 8 AND THE NORTH PART OF LOT 9, BLOCK 12, WESTERN HILLS ADDITION, INSTALLMENT NO. 3 TO THE CITY OF SEMINOLE, GAINES COUNTY, TEXAS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE EAST LINE OF SAID LOT 8 FOR THE NORTHEAST CORNER OF THIS TRACT FROM WHICH THE NORTHEAST CORNER OF SAID LOT 8 BEARS N. 5° 39' 52" E., 10.00 FEET;

THENCE WEST 129.25 FEET TO A 1/2" IRON PIPE FOUND ON THE WEST LINE OF SAID LOT 8 FOR THE NORTHWEST CORNER OF THIS TRACT, FROM WHICH THE NORTHWEST CORNER OF SAID LOT 8 BEARS N. 2° 50' 18" E., 9.96 FEET;

THENCE S. 2° 50' 18" W., AT 67.75 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 8 AND THE NORTHWEST CORNER OF SAID LOT 9, IN ALL 74.72 FEET TO A 1/2" IRON ROD WITH CAP MARKED "NEWTON SURVEYING" SET FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 9 BEARS S. 2° 50' 18" W., 70.74 FEET;

THENCE EAST 125.54 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF SAID LOT 9 FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 9 BEARS S. 5° 39' 52" W., 71.0 FEET;

THENCE N. 5° 39' 52" E., AT 7.0 FEET PASS THE NORTHEAST CORNER OF SAID LOT 9 AND SOUTHEAST CORNER OF SAID LOT 8, IN ALL 75.0 FEET TO THE PLACE OF BEGINNING, SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS



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