

#15

Our File Number: 16-12374

Name: WILLIAM HAMILTON III, JOINED HEREIN PRO FORMA BY HIS SPOUSE, TASHA NICOLE HAMILTON

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 19, 2014, WILLIAM HAMILTON III, JOINED HEREIN PRO FORMA BY HIS SPOUSE, TASHA NICOLE HAMILTON, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2014-1458, in the DEED OF TRUST OR REAL PROPERTY records of GAINES COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 5, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in GAINES COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

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 IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 1405 COUNTY ROAD 237  
SEMINOLE, TX 79360

Mortgage Servicer: LOANCARE, LLC

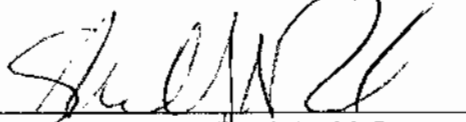
Noteholder: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY, SUITE 303  
VIRGINIA BEACH, VA 23452

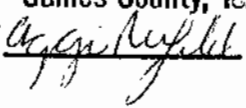
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**ACTIVE MILITARY SERVICE NOTICE**

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 14 day of May, 2018.

  
Johnie Eads, Shelley Nail, Kristina McCrary,  
Frederick Britton, Doug Woodard, Chelsea  
Brooks, Shelly Henderson, John McCarthy,  
David Carrillo, Kristie Alvarez, Jonathan  
Schendel, Donna Trout, Ramiro Cucvas, Chris  
Demarest, Substitute Trustees  
c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

— FILED —  
5/14/18 11:45 AM  
Vicki Phillips, County Clerk  
Gaines County, Texas  
BY  DEPUTY

**EXHIBIT A**

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 ½" iron rod found at the Southeast corner of said Section 71 bears S.2°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°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°42'47"W., at 50.00 feet pass a set ½" iron rod with cap marked "NEWTON SURVEYING", in all 190.00 feet to a ½" iron rod with cap marked "NEWTON SURVEYING" set for the Northwest corner of this tract;

THENCE S.62°18'20"W. 71.52 feet to a corner of this tract;

THENCE S.44°27'28"W. 90.26 feet to a ½" iron rod with cap marked "NEWTON SURVEYING" set for a corner of this tract;

THENCE S.2°22'42"W. 81.27 feet to a ½" iron rod with 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°05'53"W. 738.57 feet), a distance of 748.25 feet to a ½" iron rod with cap marked "NEWTON SURVEYING" set for the Southwest corner of this tract;

THENCE S.87°42'47"E., at 857.77 feet pass a ½" iron rod with cap marked "NEWTON SURVEYING", in all 907.77 feet to the place of beginning; SAVE AND EXCEPT all oil, gas and other minerals.

2014-1458  
VICKI PHILLIPS  
COUNTY CLERK  
2014 Mar 19 at 02:22 PM  
GAINES COUNTY, TEXAS  
By: TB, DEPUTY