

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: April 02, 2019

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.

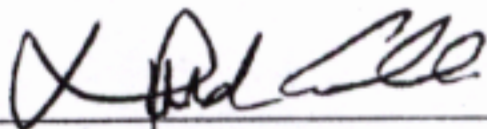
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 14, 2010 and recorded in Document CLERK'S FILE NO. 2010-3706; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN CLERK'S FILE NO. 2010-4876 AND CLERK'S FILE NO. 2016-5299 real property records of GAINES County, Texas, with PERRY G. DRANNON AND TAMMIE M DRANNON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PERRY G. DRANNON AND TAMMIE M DRANNON, securing the payment of the indebtednesses in the original principal amount of \$260,492.00, 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



SHELLEY NAIL, KRISTINA MCCRARY, DONNA TROUT, CASSIE MARTIN, CHARLES GREEN, KRISTIE ALVAREZ, KRISTOPHER HOLUB, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, JOHN MCCARTHY, OR DAVID CARRILLO

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is David Carrillo, and my address is c/o 4004 Belt 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.

Declarants Name: David Carrillo

Date: 1-31-19

#04

FILED  
1-31-19 9:00A m  
Terri Barry, County Clerk



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GAINES

**EXHIBIT "A"**

LOT 14, RICHARDS COTTON BELT ESTATES, A SUBDIVISION LOCATED IN THE NORTHWEST PART OF SECTION 5, BLOCK A-10, PUBLIC SCHOOL LAND, GAINES COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN PLAT CABINET #112 B, COUNTY CLERK OF GAINES COUNTY, TEXAS AND RECORDED AS INSTRUMENT NO. 2007-1471, OFFICIAL PUBLIC RECORDS OF GAINES COUNTY, TEXAS, SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.