

AUG 10 2023

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP
00000009835695380 VZCR 4515
BEN WHEELER, TX 75754

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: September 05, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE 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 September 28, 2009 and recorded in Document CLERK'S FILE NO. 2009-008561; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NOS. 2010-002734, 2016-010087 AND 2022-013494 real property records of VAN ZANDT County, Texas, with LORETTA BOX AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LORETTA BOX AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$106,043.00, 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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RANDY DANIEL, CINDY DANIEL OR JIM O'BRYANT whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

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Certificate of Posting

My name is Michelle Pangle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-10-23 I filed at the office of the VAN ZANDT County Clerk and caused to be posted at the VAN ZANDT County courthouse this notice of sale.

Declarants Name: Michelle Pangle
Date: 8-10-23

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN THE J.T. EVANS SURVEY, A-233, VAN ZANDT COUNTY TEXAS, AND BEING PART OF THAT CALLED 57.04 ACRE TRACT AS CONVEYED FROM RICHARD JONES ET UX TO TONYA HINES MCSHAN, AS RECORDED IN VOLUME 1764, PAGE 554, OF THE REAL PROPERTY RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 5.84 ACRE TRACT CONVEYED TO ELMER R. WOODS AS RECORDED IN VOLUME 1150, PAGE 978;

THENCE N 89° 26' 26" E, ALONG THE NORTH LINE OF SAID MCSHAN 57.04 ACRE TRACT, AT 419.70 FEET PASS THE CENTERLINE SOUTH END OF COUNTY ROAD NO. 4515, AND CONTINUING IN ALL A TOTAL DISTANCE OF 675.92 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF A 5.000 ACRE TRACT CONVEYED TO THOMAS SCHULTZ AND LANA SCHULTZ, AS RECORDED IN DOCUMENT NO. 2008-007662;

THENCE S 0° DEG 33' 34" E, A DISTANCE OF 319.49 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE S 89° 13' 20" W, A DISTANCE OF 682.01 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE N 0° 31' 19" E, ALONG THE WEST LINE OF SAID MCSHAN 57.04 ACRE TRACT, A DISTANCE OF 322.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND.