

2020 SEP 15 PM 4:13

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

EMBERLY MENKE
COUNTY CLERK

Matter No.: 093564-TX

Date: September 10, 2020

County where Real Property is Located: Colorado

ORIGINAL MORTGAGOR: VINCENT SALEME II AND CATHERINE SALEME

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST CALIFORNIA MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE

DEED OF TRUST DATED 7/31/2017, RECORDING INFORMATION: Recorded on 7/31/2017, as Instrument No. 4107 in Book 844 Page 143

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING THE WEST 1/2 OF LOTS 13, 14, 15 AND 16, BLOCK NUMBER 10, CITY OF GARWOOD, COLORADO COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 24, PAGE 412, DEED RECORDS OF COLORADO COUNTY, TEXAS.

BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 3/4" IRON PIPE FOUND AT THE INTERSECTION OF THE NORTHWEST RIGHT OF WAY LINE OF MANSFIELD ROAD AND THE NORTHEAST RIGHT OF WAY LINE OF LIONS PARK DRIVE, AND AT THE SOUTH CORNER OF SAID LOT 13, BLOCK 10, FOR THE SOUTH CORNER OF THIS HERIN DESCRIBED TRACT AND BEING MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/6/2020, the foreclosure sale will be conducted in Colorado County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.



Matter No.: 093564-TX



LOANCARE is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

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 property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE MEGAN RANDLE, EBBIE MURPHY, AARTI PATEL, KRISTOPHER HOLUB, PATRICK ZWIERS, JULIAN PERRINE, KATHERINE ADKINS, AMY OIAN, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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.

By:  
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

Exhibit A



0.16 ACRE TRACT

Field Notes Description

Being the west 1/2 of Lots 13-16, Block 10 of the Town of Garwood Colorado County, Texas, also being the same tract of land conveyed to William and Viola Zboril by Warranty Deed dated April 21, 1989 of the Deed Records of Colorado County, Texas

Being more fully described by metes and bounds as follows:

BEGINNING: at a 3/4" iron pipe found at the intersection of the northwest right of way line of Mansfield Road and the northeast right of way line of Lions Park Drive, and at the south corner of said Lot 13, Block 10, for the south corner of this herein described tract

THENCE: N 27°06'58" W -99.93 feet along the northeast right of way line of Lions Park Drive and the southwest line of this herein described tract to a 1" iron pipe found at the south corner of Lot 17, Block 10 of said Town of Garwood, for the west corner of this herein described tract;

THENCE: N 63°15'09" E -70.16 feet along the southeast line of said Lot 17, Block 10, and the northwest line of this herein described tract to a 5/8" iron rod found, for the north corner of this herein described tract;

THENCE: S 27°07'28" E -99.40 feet across said Lots 13-16 and the northeast line of this herein described tract to a fence corner post found in the northwest right of way line of said Mansfield Street and the southeast line of said Lot 13, Block 10, for the east corner of this herein described tract;

THENCE: S 62°49'19" W -70.17 feet along the northwest right of way line of said Mansfield Street and the southeast line of this herein described tract **POINT OF BEGINNING** containing within these metes and bounds a 0.16 acre tract, more or less.

