

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

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| <b>Deed of Trust Date:</b> August 15, 2003  | <b>Original Mortgagor/Grantor:</b> JOHNNY W. RUSSWORM AND BILLIE RUSSWORM            |
| <b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR LRS FINANCIAL NETWORK, INC., DBA HNB MORTGAGE., ITS SUCCESSORS AND ASSIGNS | <b>Current Beneficiary / Mortgagee:</b> LOANCARE, LLC                                |
| <b>Recorded in:</b><br><b>Volume:</b> 906<br><b>Page:</b> 583<br><b>Instrument No:</b> 00004528   | <b>Property County:</b> HOWARD   |
| <b>Mortgage Servicer:</b> LoanCare LLC  | <b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, Virginia 23452 |

\* 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.

**Secures:** Note in the original principal amount of \$60,000.00, executed by JOHNNY RUSSWORM AND BILLIE RUSSWORM and payable to the order of Lender.

**Property Address/Mailing Address:** 5613E MIDWAY RD, BIG SPRING, TX 79720

**Legal Description of Property to be Sold:** TRACT ONE

BEING THE SURFACE ESTATE ONLY OF A 0.98 ACRE TRACT OF LAND OUT OF AND A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NO. 48, BLOCK NO. 32, TOWNSHIP 1-NORTH, T. & P. RY. CO. SURVEYS, HOWARD COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD LOCATED IN THE NORTH RIGHT-OF-WAY LINE OF A COUNTY PAVED ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT; SAID IRON ROAD IS S. 74°35' W. 1957.3 FEET AND N. 15°25' W. 30 FEET FROM THE SOUTHEAST CORNER OF SECTION 48, BLOCK 32, TOWNSHIP 1-NORTH, T. & P. RY. CO. SURVEYS, HOWARD COUNTY, TEXAS, AND SAID IRON ROD IS AT THE SOUTHWEST CORNER OF THAT 1.0 ACRE TRACT CONVEYED TO A. R. GROVEN BY DEED OF RECORD IN VOL. 314, PAGE 373 OF THE DEED RECORDS OF HOWARD COUNTY, TEXAS;

THENCE S. 74°35' W. 203.6 FEET, ALONG AND WITH THE NORTH RIGHT-OF-WAY LINE OF A COUNTY PAVED, TO AN IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 15°25' W. 210 FEET TO AN IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 74°35' E. 203.6 FEET TO AN IRON ROD LOCATED AT THE NORTHWEST CORNER OF THE AFORESAID GROVES TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 15°25' E. 210 FEET, ALONG AND WITH THE WEST LINE OF GROVES TRACT, TO THE PLACE OF BEGINNING, CONTAINING 0.98 ACRE OF LAND.

**FILED**

2020 JAN 23 AM 11:36

BRENT ZITTERKOPF  
CLERK HOWARD COUNTY

*Angelique Palmer*

