

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: November 07, 2023

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

Place: THE NORTH FRONT DOOR OF THE HOWARD 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 November 16, 2020 and recorded in Document CLERK'S FILE NO. 2021-00000935 real property records of HOWARD County, Texas, with MEGHAN WHITFORD 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 MEGHAN WHITFORD AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$143,196.00, 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

Posted
FILED at 12:52 P M O'clock 9-11-23
BRENT ZITTERKOPF, County Clerk, Howard County, Texas
By Angie Mata Deputy



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 SHELLEY NAIL, ZANE NAIL, ZIA NAIL, ZOEY FERNANDEZ OR DONNA TROUT 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.



Israel Saucedo

Certificate of Posting

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

Declarants Name: _____

Date: _____

403 RICHIE ROAD
BIG SPRING, TX 79720

00000009867433

00000009867433

HOWARD

EXHIBIT "A"

REAL PROPERTY DESCRIBED AS FOLLOWS, TO WIT:

BEING A 10.24 ACRE TRACT IN THE N/2 OF THE SE/4 SECTION 42, BLOCK 32, T-1-S, T. & P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS:

BEGINNING AT A ¼" I.R. IN THE CENTER OF A 60' WIDE EAST WEST PUBLIC ROAD, THE SW CORNER OF A 10.24 ACRE TRACT IN SECTION 42, BLOCK 32, T-1-S, T. & P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS, FOR THE SE CORNER OF THIS TRACT; FROM WHENCE THE SE CORNER OF SAID SECTION 42 BEARS N 76 DEGREES 18 MINUTES 30 SECONDS E 1670.2' AND S 15 DEGREES 12 MINUTES E 1334.05'

THENCE S 76 DEGREES 18 MINUTES 30 SECONDS W ALONG THE CENTER OF SAID EAST WEST PUBLIC ROAD, 334.04' TO A ¼" I.R. THE SE CORNER OF A 14.34 ACRE TRACT AND THE SW CORNER OF THIS TRACT

THENCE N 15 DEGREES 12 MINUTES W AT 30.0' PASS A ¼" I.R. IN THE NORTH RIGHT-OF-WAY LINE OF SAID EAST WEST PUBLIC ROAD, 1336.09' IN ALL TO A ¼" I.R. IN THE SOUTH LINE OF A 20.29 ACRE TRACT, THE NE CORNER OF SAID 14.34 ACRE TRACT AND THE NW CORNER OF THIS TRACT

THENCE N 76 DEGREES 22 MINUTES SE PASS A ¼" I.R. THE SE CORNER OF SAID 20.29 ACRE TRACT AND THE SW CORNER OF A 20.28 ACRE TRACT 334.04' IN ALL TO A ¼" I.R. IN THE SOUTH LINE OF SAID 20.28 ACRE TRACT, THE NW CORNER OF SAID 10.24 ACRE TRACT, AND THE NE CORNER OF THIS TRACT

THENCE S 15 DEGREES 12 MINUTES E AT 1305.75' PASS A ¼" I.R. IN THE NORTH RIGHT-OF-WAY LINE OF SAID EAST WEST PUBLIC ROAD 1335.75' IN ALL TO THE PLACE OF BEGINNING.

NOTE: A STRIP OF LAND 30' WIDE ALONG THE SOUTH SIDE OF THE ABOVE DESCRIBED PARCEL AND CONTAINING 0.23 ACRES IS BEING RESERVED AND DEDICATED FOR PUBLIC ROAD PURPOSES.