

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 July 02, 2019

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

Place THE SOUTH BROADWAY PORCH OF THE BROWN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners

2 Terms of Sale Cash

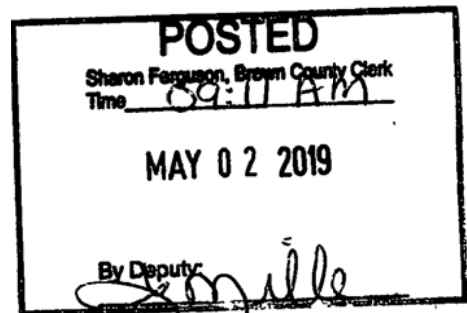
3 Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 28, 2014 and recorded in Document VOLUME 133, PAGE 585 real property records of BROWN County, Texas, with TIMOTHY J DOUD AND MICHELE K DOUD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC , ("MERS"), AS NOMINEE, mortgagee

4 Obligations Secured Deed of Trust or Contract Lien executed by TIMOTHY J DOUD AND MICHELE K DOUD, securing the payment of the indebtednesses in the original principal amount of \$136,881 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 JUANITA COX, JASON BREWER, JIMMY BREWER, BOBBY BREWER, SHELLY HENDERSON, SANDY MEHAN OR STEPHEN RAWLINGS 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



Shawnika Harris

Certificate of Posting

My name is Stephen Rawlings, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 I declare under penalty of perjury that on 5-2-2018 I filed at the office of the BROWN County Clerk and caused to be posted at the BROWN County courthouse this notice of sale



Declarants Name Stephen Rawlings

Date 5-2-2018



EXHIBIT "A"

ALL OF THAT CERTAIN 0.258 ACRE LOT, OR PARCEL OF LAND BEING KNOWN AS LOT NO 12, OF BLOCK C, OF THE MONTICELLO ADDITION, 1ST EXTENSION, OF THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, BEING 2.414041 MILES, S 01° 09' 42.4" W, OF THE COURT HOUSE OF BROWN COUNTY, TEXAS, AND BEING 24.21527 MILES, N 39° 18' 43.6" E, OF THE GEOGRAPHICAL CENTER OF THE STATE OF TEXAS, SAID ADDITION BEING OF RECORD IN VOLUME 3, PAGE 26, OF THE PLAT RECORDS OF BROWN COUNTY, TEXAS, AND BEING THE SAME LAND AS CONVEYED BY DEED FROM THEODORE C MICHAUD JR, ET UX, TO FRANK BUCSKO ET UX, DATED DECEMBER 22, 2000, BEING OF RECORD IN VOLUME 1380, PAGE 814, OF THE REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS, AND IS FURTHER DESCRIBED AS OCCUPIED AS FOLLOWS,

BEGINNING AT A 1/2" IRON ROD FOUND IN PLACE IN THE NORTHWESTERLY LINE OF MONTERREY DRIVE, BEING THE SOUTH CORNER OF LOT NO 12, FOR THE SOUTH CORNER OF THIS,

THENCE NORTH 45 DEGREES 37 MINUTES 57 SECONDS WEST, WITH THE NORTHWESTERLY LINE OF SAID LOT NO 12, (PLAT CALL N 43° 54' W 125.0 FEET), 125.13 FEET TO THE SOUTHEASTERLY LINE OF A 20 FOOT WIDE ALLEYWAY, BEING THE WEST CORNER OF SAID LOT NO 12, FOR THE WEST CORNER OF THIS, FROM WHICH A 3/8" IRON ROD WITH POLASKI STAMP BEARS N 11° 31' 09" W, 0.67 FEET,

THENCE NORTH 44 DEGREES 21 MINUTES 36 SECONDS EAST, WITH SAID ALLEYWAY, 90.00 FEET TO THE NORTH CORNER OF SAID LOT NO 12, FOR THE NORTH CORNER OF THIS, FROM WHICH A PRIVACY FENCE CORNER POST BEARS N 11° 45' 55" E, 1.14 FEET,

THENCE SOUTH 45 DEGREES 42 MINUTES 50 SECONDS EAST, WITH NORTHEASTERLY LINE OF SAID LOT NO 12, 124.99 FEET TO A 1/2" IRON ROD FOUND IN PLACE IN THE NORTHWESTERLY LINE OF SAID MONTERREY DRIVE, BEING THE EAST CORNER OF SAID LOT NO 12, FOR THE EAST CORNER OF THIS,

THENCE SOUTH 44 DEGREES 16 MINUTES 07 SECONDS WEST, (PLAT CALL S 46° 06' W), WITH SAID STREET, 90.18 FEET, (PLAT CALL 90 FEET), TO THE PLACE OF BEGINNING AND CALCULATED TO CONTAIN 0.258 ACRE OF LAND IN AREA, MORE OR LESS

