

9284 COUNTY ROAD 313
BUFFALO, TX 75831

493-8891791-703
00000006756100

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 04, 2017

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place: THE SOUTH DOOR OF THE DISTRICT COURT BLDG. 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 December 18, 2008 and recorded in Document CLERK'S FILE NO. 00359991, VOLUME 1383, PAGE 322, AS AFFECTED BY VOLUME real property records of LEON County, Texas, with RODGER WILLIAMS AND CYNTHIA WILLIAMS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RODGER WILLIAMS AND CYNTHIA WILLIAMS, securing the payment of the indebtednesses in the original principal amount of 131,895.00, 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

Sharon St. Pierre, Sheryl Lamont, Robert Lamont, David Sims, Harriette Fletcher, Amy Bowman Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, or Allan Johnston

SHARON ST. PIERRE, SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, HARRIETTE FLETCHER, AMY BOWMAN REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUG WOODARD, OR ALLAN JOHNSTON
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____

FILED

11:50am

MAY -1 2017

CHRISTIE WAKEFIELD
CLERK OF LEON COUNTY COURT
BY *Christie Wakefield*
LEON COUNTY, TEXAS



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TRACT 13-A

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 2.51 ACRES IN THE MATHEW KELLY SURVEY A-463, IN LEON COUNTY, TEXAS AND BEING A PART OF A CALLED 26.2 ACRE TRACT DEEDED FROM MELTON DAVIS, ET UX TO STEVE TORNO, TRUSTEE DATED MARCH 30, 1984 AND RECORDED IN THE LEON COUNTY DEED RECORDS IN LEON COUNTY, TEXAS AND SAID 2.51 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN FOR CORNER IN THE NORTHWEST LINE OF THE SAID STEVE TORNO, TRUSTEE CALLED 26.2 ACRE TRACT AND THE SAME BEING THE NORTH CORNER OF A 5.01 ACRE TRACT AND SAME BEING NORTH 64 DEGREES 23' 46" EAST 620.45 FEET FROM THE WEST CORNER OF THE SAID STEVE TORNO, TRUSTEE CALLED 26.2 ACRE TRACT;

THENCE NORTH 64 DEGREES 23' 46" EAST WITH THE NORTHWEST LINE OF THE SAID STEVE TORNO, TRUSTEE CALLED 26.2 ACRE TRACT A DISTANCE OF 310.83 FEET TO AN IRON PIN FOR CORNER IN THE SAID LINE AND SAME BEING THE WEST CORNER OF A 2.52 ACRE TRACT;

THENCE SOUTH 24 DEGREES 28' 54" EAST WITH THE SOUTHWEST LINE OF THE SAID 2.52 ACRE TRACT A DISTANCE OF 351.82 FEET TO AN IRON PIN FOR CORNER IN THE NORTHWEST MARGIN OF A 60 FOOT ROAD AND SAME BEING IN THE SOUTHEAST LINE OF THE SAID STEVE TORNO, TRUSTEE CALLED 26.2 ACRE TRACT AND THE SAME BEING THE SOUTH CORNER OF THE SAID 2.52 ACRE TRACT;

THENCE SOUTH 64 DEGREES 23' 53" WEST WITH THE NORTHWEST MARGIN OF THE SAID ROAD AND WITH THE SOUTHEAST LINE OF THE SAID STEVE TORNO, TRUSTEE CALLED 26.2 ACRE TRACT A DISTANCE OF 310.83 FEET TO AN IRON PIN FOR CORNER IN THE SAID LINE AND SAME BEING THE EAST CORNER OF THE SAID 5.01 ACRE TRACT;

THENCE NORTH 24 DEGREES 28' 54" WEST WITH THE NORTHEAST LINE OF THE SAID 5.01 ACRE TRACT A DISTANCE OF 351.81 FEET TO THE PLACE OF BEGINNING.

CONTAINS 2.51 ACRES OF LAND.

TRACT 13-B

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 2.52 ACRES IN THE MATHEW KELLY SURVEY A-463, IN LEON COUNTY, TEXAS AND BEING A PART OF A CALLED 26.2 ACRE TRACT DEEDED FROM MELTON DAVIS, ET UX TO STEVE TORNO, TRUSTEE DATED MARCH 30, 1984 AND RECORDED IN THE LEON COUNTY DEED RECORDS IN LEON COUNTY, TEXAS AND SAID 2.52 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN FOR CORNER IN THE NORTHWEST LINE OF THE SAID STEVE TORNO, TRUSTEE CALLED 26.2 ACRE TRACT AND THE SAME BEING THE NORTH CORNER OF A 2.51 ACRE TRACT AND SAME BEING NORTH 64 DEGREES 23' 46" EAST 931.28 FEET FROM THE WEST CORNER OF THE SAID STEVE TORNO, TRUSTEE CALLED 26.2 ACRE TRACT;

THENCE NORTH 64 DEGREES 23' 46" EAST WITH THE NORTHWEST LINE OF THE SAID STEVE TORNO, TRUSTEE CALLED 26.2 ACRE TRACT A DISTANCE OF 312.06 FEET TO AN IRON PIN FOR CORNER IN THE SAID LINE AND SAME BEING THE WEST CORNER OF A 2.00 ACRE TRACT;

THENCE SOUTH 24 DEGREES 28' 54" EAST WITH THE SOUTHWEST LINE OF THE SAID 2.52 ACRE TRACT A DISTANCE OF 351.82 FEET TO AN IRON PIN FOR CORNER IN THE NORTHWEST MARGIN OF A 60 FOOT ROAD AND SAME BEING IN THE SOUTHEAST LINE OF THE SAID STEVE TORNO, TRUSTEE CALLED 26.2 ACRE TRACT AND THE SAME BEING THE SOUTH CORNER OF THE SAID 2.52 ACRE TRACT;

THENCE SOUTH 64 DEGREES 23' 53" WEST WITH THE NORTHWEST MARGIN OF THE SAID ROAD AND WITH THE SOUTHEAST LINE OF THE SAID STEVE TORNO, TRUSTEE CALLED 26.2 ACRE TRACT A DISTANCE OF 312.06 FEET TO AN IRON PIN FOR CORNER IN THE SAID LINE AND SAME BEING THE EAST CORNER OF THE SAID 2.51 ACRE TRACT;

THENCE NORTH 24 DEGREES 28' 54" WEST WITH THE NORTHEAST LINE OF THE SAID 2.51 ACRE TRACT A DISTANCE OF 351.82 FEET TO THE PLACE OF BEGINNING.

CONTAINS 2.52 ACRES OF LAND.



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