

FORECLOSURE
FILED FOR POSTING
Marci Hader
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *Joni Farr* DEPUTY
DATE *5-11-2023*
TIME *11:30 AM*

7339 W STATE HWY 29
LLANO, TX 78643

0000009792680

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: [REDACTED]

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

Place: THE SOUTH ENTRANCE OF THE LLANO COUNTY COURTHOUSE ON THE STEPS 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 March 09, 2012 and recorded in Document VOLUME 1535, PAGE 1592 real property records of LLANO County, Texas, with BREANN N FERGUSON AND HUSBAND CHAD M FERGUSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BREANN N FERGUSON AND HUSBAND CHAD M FERGUSON, securing the payment of the indebtednesses in the original principal amount of \$87,448.00, 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 MARTHA ROSSINGTON, T. REYNOLDS ROSSINGTON, LINDA J. REPPERT, HOWARD WHITNEY, KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, DYLAN RUIZ OR AUCTION.COM 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 Martha Rossington, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-11-2023 I filed at the office of the LLANO County Clerk and caused to be posted at the LLANO County courthouse this notice of sale.

Declarants Name: Martha Rossington
Date: 5-11-2023

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LLANO



BEING 4.918 ACRES IN LLANO COUNTY, TEXAS OUT OF THE J.P. HEWETT SURVEY NO. 14, ABSTRACT NO. 1154, AND BEING LOTS 8 AND 9 OF DEER COUNTRY PHASE 1, AN UNRECORDED SUBDIVISION, AND BEING THE TRACT DESCRIBED IN A DEED TO ARVORD A. STORY AND NETTIE M. STORY RECORDED IN VOLUME 1274, PAGE 775 OF THE LLANO COUNTY OFFICIAL PUBLIC RECORDS.

BEGINNING AT A ¾" PIPE FOUND IN THE NORTH LINE OF TEXAS HIGHWAY 29, AND THE EAST LINE OF A 60 FEET WIDE ACCESS ROAD FOR THE S.W. CORNER OF SAID LOT 8, AND THE S.W. CORNER HEREOF;

THENCE ALONG THE EAST LINE OF SAID ACCESS ROAD, THE WEST LINE OF SAID LOT 8, AND THE WEST LINE HEREOF N 03° 07' 33" W A DISTANCE OF 498.39 FEET TO A ½" STEEL STAKE FOUND FOR THE MOST WESTERLY S.W. CORNER OF LOT 10 OF SAID DEER COUNTRY PHASE 1 DESCRIBED IN A DEED TO WAYNE SMITH RECORDED IN VOLUME 1274, PAGE 768 OF SAID OFFICIAL PUBLIC RECORDS, THE N.W. CORNER OF SAID LOT 8, AND THE N.W. CORNER HEREOF;

THENCE ALONG A FENCE FOR A SOUTHERLY LINE OF SAID LOT 10, THE NORTH LINE OF SAID LOTS 8 AND 9, AND THE NORTH LINE HEREOF N 79° 50' 23" E A DISTANCE OF 297.16 FEET TO A ½" STEEL STAKE FOUND FOR A RE-ENTRANT CORNER OF SAID LOT 10, THE N.E. CORNER OF SAID LOT 9, AND THE N.E. CORNER HEREOF;

THENCE ALONG A WESTERLY LINE OF SAID LOT 10, THE EAST LINE OF SAID LOT 9, AND THE EAST LINE HEREOF S 25° 35' 00" E A DISTANCE OF 607.71 FEET TO A ½" STEEL STAKE FOUND IN THE NORTH LINE OF SAID HIGHWAY 29 FOR THE MOST SOUTHERLY S.W. CORNER OF SAID LOT 10, THE S.E. CORNER OF SAID LOT 9, AND THE S.E. CORNER HEREOF;

THENCE ALONG THE NORTH LINE OF SAID HIGHWAY 29, THE SOUTH LINE OF SAID LOTS 9 AND 8, AND THE SOUTH LINE HEREOF N 89° 13' 24" W A DISTANCE OF 508.50 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 4.918 ACRES.