

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/22/2016

Grantor(s)/Mortgagor(s):
LOUIS SPERE, A SINGLE PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR ENCOMPASS LENDING
GROUP, LP, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2016-000190

Property County:
EASTLAND

Mortgage Servicer:
Cenlar FSB is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
425 Phillips Blvd , Ewing, NJ 08618

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL
PURPOSES.


Date of Sale: 8/1/2017

Earliest Time Sale Will Begin: 1:00PM


Place of Sale of Property: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY
COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE
AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF
THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that
time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
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.


Terry Browder, Laura Browder, Marsha Monroe
or Cole D. Patton
or Denny Tedrow
MCCARTHY & HOLTHUS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-17-33258-POS
Loan Type: FHA

RECEIVED 9:50 A M.
CATHY JENTHO, COUNTY CLERK
JUN 01 2017
EASTLAND COUNTY, TEXAS
By  Deputy

**EXHIBIT "A"-Page 1 of 2
(Legal Description)**

TRACT ONE:

Being 1.14 acres of land being all of Lots 1, 2, 3 and 4 Grove Estate and a portion of Section 488 SP RR Co Lands, Eastland County, Texas, and being described in Volume 1600, Page 152 and Volume 1623, Page 174 of Official Public Records of Eastland County, Texas, and said 1.14 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron pin found in the South line of Section 488, on the high water line of Lake Cisco, and being called to be North 88 deg. 46 min. 15 sec. West 498.21 feet from a stone mound called to be the Southeast corner of Section 488 and being the Southeast corner of Volume 1600, Page 152;

THENCE North 88 deg. 46 min. 15 sec. West passing the Southeast corner of Lot 1, Grove Estate at 111.71 feet, the Southwest corner of Lot 1 at 211.96 feet, and continuing a total of 258.50 feet to a 3/8" iron pin found for the Southwest corner of Volume 1600, Page 152 in the East line of Oak Tree Land for the Southwest corner of this tract;

THENCE North 13 deg. 59 min. 13 sec. East 115.27 feet to a 3/8" iron pin found for the Northwest corner of Volume 1600, Page 152;

THENCE South 84 deg. 38 min. 42 sec. East 31.10 feet to a 3/8" iron pin found for the Southwest corner of Volume 1623, Page 174 and the Southwest corner of Lot 3 Grove Estate;

THENCE North 5 deg. 20 min. 53 sec. East 99.83 feet to a 1/2" iron pin found for the Northwest corner of Lot 4, Grove Estate and the Northwest corner of Volume 1623, Page 174 and being the Northwest corner of this tract;

THENCE South 84 deg. 56 min. 01 sec. East passing the Northeast corner of Lot 4 at 100.26 feet and continuing a total of 235.31 feet to a 1/2" iron pin found on the high water line of Lake Cisco and being the Northeast corner of Volume 1623, Page 174 and the Northeast corner of this tract;

THENCE South 12 deg. 16 min. 00 sec. West with the shore of Lake Cisco passing the Southeast corner of Volume 1623, Page 174 at 101.75 feet and continuing a total of 198.10 feet to the PLACE OF BEGINNING and containing 1.14 acres of land.

**EXHIBIT "A"-Page 2 of 2
(Legal Description)**

TRACT TWO:

Being 0.057 acres of land out of Section 488, SP RR Co. Survey, Abstract 724, Eastland County, Texas, and being part of a tract of land described in Volume 1565, Page 292 of the Deed Records, Eastland County, Texas, and said 0.057 acres being more particularly described by metes and bounds as follows:

Beginning at a 1/2" pipe found for the Northeast corner of said tract, the Northwest corner of Lot 4, and the Southwest corner of Lot 5, Grove Estate Subdivision, Eastland County, Texas;

Thence South 05 deg. 20' 53" West with East line of said tract and the West line of Lots 3 and 4, Grove Estate Subdivision, a distance of 99.83 feet to a 1/2" iron pin found for the Southeast corner of said tract, the Southwest corner of Lot 3, the Northwest corner of Lot 2, and an interior corner of a tract of land described in a Deed recorded in Document #2008-02802685, Eastland County, Texas;

Thence North 84 deg. 38' 42" West with South line of said tract and the Southern most North line of a tract described in deed recorded in document #2008-02802685, Eastland County, Texas, a distance of 31.10 feet to a 3/8" iron pin found in the East line of Oak Tree Lane to the Westernmost Northwest corner of a tract of land described in Deed Recorded in document #2008-02802685, and being the Southwest corner of said tract;

Thence North 12 deg. 32' 28" East with the East line of Oak Tree Lane and the West line of said tract, a distance of 100.52 feet to a 1/2" iron pin set for the Northwest corner of said tract;

Thence South 84 deg. 56' 01" East with the North line of said tract a distance of 18.51 feet to the Point of beginning and having an area of 0.057 acres of land.