

601 S HALBRYAN ST  
EASTLAND, TX 76448

00000009775859

**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 05, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE FRONT STEPS ON THE SOUTH ENTRANCE OF THE EASTLAND 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 April 30, 2018 and recorded in Document CLERK'S FILE NO. 2018-001333; AS AFFECTED BY 2023-001066 real property records of EASTLAND County, Texas, with ROY DEAN STEINMAN JR AND JAMIE LAVON STEINMAN HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROY DEAN STEINMAN JR AND JAMIE LAVON STEINMAN HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$88,860.00, 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



RECEIVED 9:38 A M.  
CATHY JENTHO, COUNTY CLERK

MAY 04 2023

EASTLAND COUNTY, TEXAS  
By ML Deputy

601 S HALBRYAN ST  
EASTLAND, TX 76448

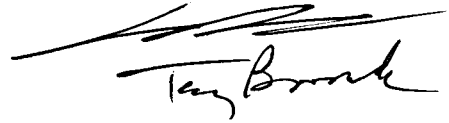
00000009775859

**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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, JAMIE OSBORNE, JONATHAN SCHENDEL, RAMIRO CUEVAS, CHARLES GREEN 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 \_\_\_\_\_, 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 EASTLAND County Clerk and caused to be posted at the EASTLAND County courthouse this notice of sale.

\_\_\_\_\_  
Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

601 S HALBRYAN ST  
EASTLAND, TX 76448

0000009775859

0000009775859

EASTLAND

**EXHIBIT "A"**

BEING LOT 28, BOONE'S SUBDIVISION OF BLOCK -F/3, CITY OF EASTLAND, EASTLAND COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 163, PLAT CABINET RECORDS OF EASTLAND COUNTY, TEXAS.