

C&S No. 44-17-5558 / Conventional / No / FILE NOS
LoanCare, LLC

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE 2018 SEP 11 P 2:49

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. Sender is: Codilis & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: March 24, 2014

Grantor(s): John Wesley Beacom, joined herein pro forma by his spouse, Crystal Beacom
Original Trustee: Don Harris
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for 360 Mortgage Group, LLC, its successors and assigns
Recording Information: Vol. 1785, Page 5, or Clerk's File No. 00064946 and corrected via Affidavit filed under clerk's no. 00066200, in the Official Public Records of HILL County, Texas.
Current Mortgagee: Lakeview Loan Servicing, LLC
Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

FIELD NOTES FOR A LOT, TRACT, OR PARCEL OF LAND CONTAINING 6.123 ACRES LYING AND SITUATED IN THE F.M. WEATHERED SURVEY A-930 IN HILL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN LOT 25 AND LOT 26, BLOCK 2 OF THE LAKE SHADOW SUBDIVISION ACCORDING TO THE PLAT RECORDED IN SLIDE A-102 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 10/02/2018 Earliest Time Sale Will Begin: 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Tim Lewis as Substitute Trustee, David Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Juanita Cox as Successor Substitute Trustee, Stephen Rawlings as Successor Substitute Trustee, Michelle Schwartz as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Jimmy Brewer as Successor Substitute Trustee, Kathy Arrington as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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. If the sale is



set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the HILL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 7th day of September, 2018.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



Nicole M. Bartee, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

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EXHIBIT A

FIELD NOTES for a lot, tract, or parcel of land containing 6.123 acres lying and situated in the F.M. Weatherred Survey A-930 in Hill County, Texas and being all of that certain Lot 25 and Lot 26, Block 2 of the Lake Shadow Subdivision according to the plat recorded in Slide A-102 of the Official Plat Records of Hill County. Said land is a part of that certain 7.00 acres described in a deed from First National Bank, Whitney to George S. Whitted et ux, Fay Marie Whitted recorded in Volume 734, Page 335 of the Deed Records of Hill County, all of said Lot 25 described in a deed from Paul's Building Center to George S. Whitted et ux, recorded in Volume 944, Page 396 of the Official Public Records of Hill County and all of that said Lot 26 described in a deed from Vicki Marie Whitted Wilson et vir, to George S. Whitted et ux, recorded in Volume 1766, Page 179 of the Official Public Records of Hill County, and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the south line of Lot 6, Block 1 of The Estates Subdivision recorded in Slide A-315 of the Official Plat Records of Hill County, northeast corner of 2.00 acres described in a deed to James A. Nord recorded in Volume 668, Page 72 of the Deed Records of Hill County, northwest corner of said Lot 26 and most northerly northwest corner of this tract;

THENCE: N 59 deg 59 min 28 sec E 185.03 feet along the south line of said Lot 6 to a railroad spike found in the south line of Lot 5, for the northeast corner of said Lot 26 and northeast corner of this tract;

THENCE: S 30 deg 03 min 43 sec E 298.35 feet partially along a wire fence to a 5/8 inch iron rod found in a curve in the north line of Deer Shadow Circle, for a corner of said Lot 26 and corner of this tract;

THENCE: Around a curve to the left with a radius of 60.0 feet, an arc distance of 94.23 feet and a chord bearing of S 15 deg 03 min 12 sec W 84.84 feet to a railroad spike found, for a corner of said Lot 26, corner of said Lot 25 and corner of this tract;

THENCE: Continuing with said curve to the left with a radius of 60.0 feet, an arc distance of 156.92 feet and a chord bearing of N 75 deg 01 min 12 sec E 115.87 feet to railroad spike found at the end of said curve, for a corner of said Lot 25 and corner of this tract;

THENCE: N 59 deg 50 min 16 sec E 62.78 feet along the south line of Deer Shadow Circle to a 1/2 inch iron rod set at its intersection with the west line of Deer Shadow Ct., for the northeast corner of said Lot 25 and most easterly northeast corner of this tract;

AB

EXHIBIT A

THENCE: S 30 deg 11 min 18 sec E 150.00 feet along the west line of Deer Shadow Ct. to a 5/8 inch iron rod found, for the southeast corner of said Lot 25 and southeast corner of this tract;

THENCE: S 59 deg 57 min 31 sec W at 295.76 feet passing a 5/8 inch iron rod found, being the southwest corner of said Lot 25 and in the east line of said 7.00 acres, in all 749.67 feet to a 1/2 inch iron rod set in the east line of Juniper Cove Road and in the west line of said 7.00 acres, for the southwest corner of this tract;

THENCE: N 30 deg 51 min 33 sec W (base bearing) 346.01 feet along the east line of Juniper Cove Road to a point in a cedar tree from which a 5/8 inch iron rod bears S 59 deg 45 min 26 sec W 0.73 feet, for the northwest corner of said 7.00 acres and most westerly northwest corner of this tract;

THENCE: N 59 deg 45 min 26 sec E 456.02 feet along the south line of said 2.00 acres to a 5/8 inch iron rod found in the west line of said Lot 26, for the southeast corner of said 2.00 acres, northeast corner of said 7.00 acres and inside corner of this tract;

THENCE: N 30 deg 29 min 39 sec W 190.75 feet along the east line of said 2.00 acres and west line of said Lot 26 to the point of beginning.

A (B)