

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
1/29/2021

**Grantor(s)/Mortgagor(s):**  
JOSEPH CARY DREBERT JOINED HEREIN PRO  
FORMA BY MY SPOUSE, JEANETTE DREBERT  
**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR ACADEMY  
MORTGAGE CORPORATION, ITS SUCCESSORS AND  
ASSIGNS

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2021004500

**Property County:**  
LIBERTY

**Mortgage Servicer:**  
LoanCare, LLC is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary Mortgagee.

**Mortgage Servicer's Address:**  
3637 Sentara Way,  
Virginia Beach, VA 23452

**Legal Description:** LOT 23, IN BLOCK 7 OF ENCINO ESTATES, SECTION 1, AN ADDITION IN LIBERTY COUNTY,  
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2017005597 OF THE  
MAP RECORDS OF LIBERTY COUNTY, TEXAS.

**Date of Sale:** 3/7/2023

**Earliest Time Sale Will Begin:** 10:00AM

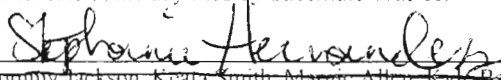
**Place of Sale of Property:** On the front steps of the south side of the Liberty County Courthouse 1923 Sam Houston, or if the  
preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN  
THE AREA DESIGNATED BY THE COMMISSIONER'S 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the  
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct  
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further  
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
**Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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.**

  
\_\_\_\_\_  
~~Tommy Jackson, Keata Smith, Margie Allen, Kyle Barclay,~~  
~~Stephanie Hernandez, Carolyn Cicco~~  
~~or Thuy Frazier~~  
~~or Cindy Mendoza~~  
~~or Catherine Allen-Rea~~  
or Cole Patton, Substitute Trustee  
McCARTHY & HOFFMAN, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

11:45 FILED A  
JAN - 5 2023  
Adrian Driver

**MH File Number:** TX-22-94982-POS  
**Loan Type:** FHA