

**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: April 05, 2022

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

Place: THE SOUTH SIDE DOOR OF THE LIBERTY 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 July 25, 2018 and recorded in Document CLERK'S FILE NO. 2018016205 real property records of LIBERTY County, Texas, with MATTHEW D PRIVETT AND ASHLEE S PRIVETT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MATTHEW D PRIVETT AND ASHLEE S PRIVETT, securing the payment of the indebtednesses in the original principal amount of \$214,051.00, 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

FILED  
at 12:11 o'clock P M

FEB 24 2022

LEE A CHAMBERS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
BY *[Signature]*



**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 TOMMY JACKSON, KEATA SMITH, RON HARMON, KEVIN MCCARTHY, BEATRICE CARRILLO, GILBERT ARSIAGA, MARGIE ALLEN OR KYLE BARCLAY 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.

*Il sb*

Israel Saucedo

Certificate of Posting

My name is Tommy Jackson, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 2-24-22 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

Tommy Jackson

Declarants Name: Tommy Jackson

Date: 2-24-22

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LIBERTY

**EXHIBIT "A"**

A TRACT OR PARCEL OF LAND CONTAINING 3.2970 ACRES OF LAND, (143,617 SQUARE FEET) SITUATED IN THE BARTON TARKINGTON LEAGUE, ABSTRACT NUMBER 354, LIBERTY COUNTY, TEXAS, SAID 3.2970 ACRE TRACT OF LAND BEING OUT OF AND A PART OF THAT CERTAIN CALLED SCOTT 27.9 ACRE TRACT OF LAND AS CONVEYED BY INSTRUMENT RECORDED IN VOLUME 63, PAGE 53. AND VOLUME 158, PAGE 485, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SAID 3.2970 ACRE TRACT OF LAND BEING KNOWN AS TRACT I, II, AND III IN A CONVEYANCE TO RICHARD T. BLODGETT AND PAMELA H. BLODGETT BY DOCUMENT CF NO. 2005016623 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FLAGGED 60D NAIL FOUND ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 2268 (SCOTT ROAD) FOR THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO ALVY SCOTT AND MARILYN SCOTT BY DOCUMENT CF NO. 2006009493 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

THENCE, S 88°59'58" W, A DISTANCE OF 493.58 FEET TO 1/2" IRON ROD FOUND ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO CHARLES A. BOX BY INSTRUMENT RECORDED IN VOLUME 1359, PAGE 816 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO TARKINGTON COMMUNITY LIBRARY ASSOCIATION, INC., BY INSTRUMENT RECORDED IN VOLUME 1678, PAGE 178 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 01°48'14" W, WITH THE EASTERLY LINE OF SAID BOX TRACT, A DISTANCE OF 281.75 FEET TO IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO JERRY BAKER, TRUSTEE, BY DOCUMENT CF NO. 2004011696 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 86°51'13" E, WITH THE COMMON LINE OF SAID BAKER TRACT, A DISTANCE OF 493.67 FEET TO CALCULATED POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 2268, FOR THE SOUTHEAST CORNER OF SAID BAKER TRACT, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1" IRON PIPE FOUND BEARS S 31°17'04" W, A DISTANCE OF 0.83 FEET;

THENCE, S 01°48'14" E, WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 2268, A DISTANCE OF 300.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.2970 ACRES OF LAND, (143,617 SQUARE FEET) MORE OR LESS.