

SEP - 1 2022

LEE H. CHAMBERS  
COUNTY CLERK  
LIBERTY COUNTY TEXAS  
By *Adrian Driver*

143 COUNTY ROAD 3201  
CLEVELAND, TX 77327

00000009594532

### 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: November 01, 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 January 22, 2020 and recorded in Document CLERK'S FILE NO. 2020002527; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2022006597 real property records of LIBERTY County, Texas, with DILLON SMITH AND LAYCI DAWN DEVENNY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DILLON SMITH AND LAYCI DAWN DEVENNY, securing the payment of the indebtednesses in the original principal amount of \$145,319.00, 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



**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, STEPHANIE HERNANDEZ, KEVIN MCCARTHY, BEATRICE CARRILLO, 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.



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 9-1-22 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.



Declarants Name: Tommy Jackson

Date: 9-1-22

**EXHIBIT "A"**

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF LIBERTY, STATE OF TEXAS: A 0.905 ACRE TRACT OF LAND BEING A PORTION OF A CALLED 13.2181 ACRE TRACT DESCRIBED IN A DEED RECORDED UNDER LIBERTY COUNTY CLERKS FILE NO. 2003004485 AND ALL OF LOTS 44, 45, 46, 47 AND 48 OF PLUMWOOD ADDITION, AN UNRECORDED SUBDIVISION, SAID LOTS BEING A PORTION OF A CALLED 0.9953 ACRE TRACT DESCRIBED IN A DEED RECORDED UNDER LIBERTY COUNTY CLERKS FILE NO. 2009006351, LOCATED IN THE CLAYTON HARPER SURVEY, ABSTRACT 209, LIBERTY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 43, ALSO BEING THE NORTHWEST CORNER OF SAID 0.9953 ACRE TRACT, ON THE SOUTH LINE OF COUNTY ROAD 3201 (ALSO KNOWN AS WENDLE STREET, 60 FEET WIDE PER THE UNRECORDED PLAT); THENCE, NORTH 89 DEGREES 20 MINUTES 46 SECONDS EAST, ALONG THE SOUTH LINE OF COUNTY ROAD 3201 FOR A DISTANCE OF 75.00 FEET TO A CAPPED 5/8 INCH IRON ROD MARKED HSC RPLS 5815 SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE, NORTH 89 DEGREES 20 MINUTES 46 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF COUNTY ROAD 3201 FOR A DISTANCE OF 375.00 FEET TO A POINT FOR CORNER,

FROM WHICH A 3/4 INCH IRON ROD BEARS NORTH 11 DEGREES WEST, 0.54 FEET; THENCE, SOUTH 00 DEGREES 39 MINUTES 14 SECONDS EAST, ALONG THE WEST LINE OF LOT 49, BEING PART OF A CALLED 0.2771 ACRE TRACT DESCRIBED IN A DEED RECORDED UNDER LIBERTY COUNTY CLERK FILE NO. 2006600253, PASSING AT 98.41 FEET (CALLED 96.28 FEET) THE COMMON SOUTH CORNER OF LOTS 48 AND 49, FROM WHICH A 3/4 INCH IRON PIPE BEARS SOUTH 79 DEGREES EAST, 1.19 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 130.84 FEET TO A POINT FOR CORNER, FROM WHICH A FENCE CORNER POST BEARS NORTH 61 DEGREES EAST, 1.0 FEET; THENCE, SOUTH 89 DEGREES 50 MINUTES 29 SECONDS WEST, ACROSS SAID 13.2181 ACRE TRACT FOR A DISTANCE OF 96.81 FEET TO A 1/2 INCH IRON PIPE FOUND FOR CORNER; THENCE, NORTH 00 DEGREES 39 MINUTES 14 SECONDS WEST, ACROSS SAID 13.2181 ACRE TRACT FOR A DISTANCE OF 32.43 FEET TO A POINT FOR CORNER, FROM WHICH A FENCE CORNER POST BEARS SOUTH 31 DEGREES EAST, 0.6 FEET; THENCE, SOUTH 89 DEGREES 50 MINUTES 29 SECONDS WEST (CALLED SOUTH 89 DEGREES 57 MINUTES 46 SECONDS WEST) ALONG THE NORTH LINE OF SAID 13.2181 ACRE TRACT FOR A DISTANCE OF 278.21 FEET TO A CAPPED 5/8 INCH IRON ROD MARKED HSC RPLS 5815 SET FOR CORNER; THENCE, NORTH 00 DEGREES 39 MINUTES 14 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 43 FOR A DISTANCE OF 95.17 FEET (CALLED 93.05 FEET) TO THE POINT OF BEGINNING AND CONTAINING 0.905 ACRES OF LAND.