

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: August 07, 2018

Time: The sale will begin at 10:00AM 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.

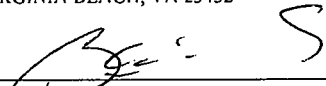
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 05, 2012 and recorded in Document CLERKS FILE NO 201200324 real property records of LIBERTY County, Texas, with CHARLES D DAVIS AND BRANDI N MADDUX, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHARLES D DAVIS AND BRANDI N MADDUX, securing the payment of the indebtednesses in the original principal amount of \$135,476.00, 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.

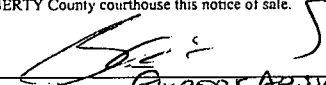
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer 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


  
TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY, TIFFANY BEGGS OR CAROLYN CICCIO,  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

My name is GILBERT ARJAGA, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 8/11/18 I filed at the office of the LIBERTY County Clerk and caused to be posted at the LIBERTY County courthouse this notice of sale.

  
Declarant's Name: GILBERT ARJAGA  
Date: 8/11/18

FILED  
at 10:45 o'clock A M

JUN 11 2018  
  
PAULETTE WILLIAMS  
COUNTY CLERK, LIBERTY COUNTY, TEXAS  
DEPUTY





LOT 1, BLOCK 1 OF COOK CONSTRUCTION NO. 1 SUBDIVISION, BEING A RESIDENTIAL SUDIVISION OF 1.7237 ACRES IN THE MOSES DONAHOE SURVEY, ABSTRACT 25, LIBERTY COUNTY, TEXAS AND RECORDED UNDER CLERK'S FILE NO. 2004015045 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.



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