



C&S No. 44-17-3352 / FHA / Yes  
LoanCare, LLC

## NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

Date of Security Instrument: June 15, 2012

**Grantor(s):** Dennie Lee Matney and Rebeca Matney, husband and wife as community property  
**Original Trustee:** Steve Holmes Law Firm, P.C.  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for R.H. Lending, Inc., its successors and assigns  
**Recording Information:** Clerk's File No. 2012-6984, in the Official Public Records of HUNT 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:**

BEING LOT 19, OF THE CEDAR ESTATES, AN ADDITION TO HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400 AT PAGE 962 IN CABINET D ON SLIDE 320 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS.

**Date of Sale:** 09/05/2017 Earliest Time Sale Will Begin: 1:00 PM

## 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 Robert LaMont as Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Randy Daniel as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Jonathan Harrison as Successor Substitute Trustee, Shawn Schiller as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, Darla Boetcher as Successor Substitute Trustee, Jim OBryant 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

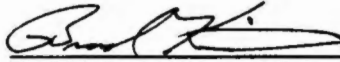
FILE FOR RECORD  
JENNIFER LINDENZWEG  
CLERK HUNT CO. TX  
17 AUG 14 AM 9:31  
DEPUTY

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the HUNT 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 10th day of August, 2017.

For Information:

"Auction.com  
1 Mauchly  
Irvine, CA 92618



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

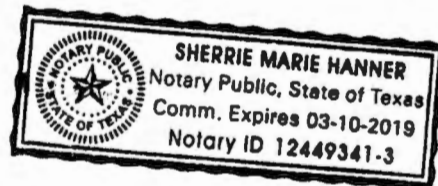
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Brad Kitchens as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 10th day of August, 2017.

  
Notary Public  
Signature



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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