

Our File Number: 19-01379

Name: KYLE SHANE MENARD AND JENNIFER R. MATA, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 28, 2018, KYLE SHANE MENARD AND JENNIFER R. MATA, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR TIER 1 LENDING, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2018-10099, in the DEED OF TRUST OR REAL PROPERTY records of HUNT COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MAY 7, 2019**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in HUNT COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING A PART OF THE F.E. HATCHET SURVEY, ABSTRACT NO. 411, BEING ALL OF A 1.5 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM LARRY WAYNE HAMILTON AND WIFE, REBA DIANE HAMILTON TO DONALD C. HOLDER AND WIFE, SHARON KAY HOLDER AS RECORDED IN VOLUME 887 AT PAGE 620 OF THE DEED RECORDS OF HUNT COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO.

Property Address: 2652 W COUNTY RD 3306
GREENVILLE, TX 75402

Mortgage Servicer: LOANCARE, LLC

Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
19 MAR 21 11:35
BY: [Signature]

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 21st day of March, 2019.

[Handwritten Signature]

Robert Lamont, Harriett Fletcher, David Sims,
Jonathan Harrison, Aurora Campos, Patrick Zwiers,
Vanessa McHaney, Ramiro Cuevas, Allan Johnston,
Shawn Schiller, Darla Boettcher, Irene Lindsay,
Ronnie Hubbard, Dana Kamin, Lisa Bruno, Meryl
Olsen, Ronda Tyler, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

EXHIBIT "A"

BEING a tract or parcel of land situated in Hunt County, Texas, being a part of the F.E. Hatchet Survey, Abstract No. 411, being all of a 1.5 acre tract of land as described in a Warranty Deed from Larry Wayne Hamilton and wife, Reba Diane Hamilton to Donald C. Holder and wife, Sharon Kay Holder as recorded in Volume 887 at Page 620 of the Deed Records of Hunt County and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the southeast corner of said 1.5 acre tract, said Point of Beginning also being in the center of Hunt County Road No. 3306;

THENCE N 88° 34' 01" W joining and along a fence and the south line of said 1.5 acre tract, a distance of 373.67 feet to a 1/2 inch iron rod found for a corner at the southwest corner of said 1.5 acre tract;

THENCE N 01° 12' 43" E along the west line of said 1.5 acre tract, a distance of 174.60 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said 1.5 acre tract;

THENCE S 88° 37' 20" E along the north line of said 1.5 acre tract, a distance of 373.02 feet to a 1/2 inch iron rod found for a corner in the center of Hunt County Road No. 3306, said corner being further marked by a 1/2 inch iron rod found on the west side of Hunt County Road No. 3306 bearing N 88° 37' 20" W at a distance of 16.53 feet;

THENCE S 01° 00' 00" W along the east line of said 1.5 acre tract and the center of Hunt County Road No. 3306, a distance of 174.97 feet returning to the Point of Beginning and containing 1.498 acres of land and being known as No. 2652 Hunt County Road No. 3306.