

2-4-17-14

202 BROOKHAVEN TER
COMMERCE, TX 75428

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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: February 04, 2025

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: COMMON AREA AT BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE OR BASE OF NORTH STEPS OUTSIDE COURTHOUSE IN EVENT COURTHOUSE IS CLOSED 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 May 27, 2021 and recorded in Document CLERK'S FILE NO. 2021-11320; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2023-15302 real property records of HUNT County, Texas, with JAMES GLEN VENABLE III, A SINGLE PERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAMES GLEN VENABLE III, A SINGLE PERSON, securing the payment of the indebtednesses in the original principal amount of \$161,616.00, 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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, AUCTION.COM, DAVID RAY, ASHLEE LUNA, RANDY DANIEL, CINDY DANIEL, LIZ HACH OR CHERYL HARRIS 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.

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Certificate of Posting

My name is *Randy Daniel*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *1-19-25* I filed at the office of the HUNT County Clerk and caused to be posted at the HUNT County courthouse this notice of sale.

Declarants Name: *Randy Daniel*
Date: *1-19-25*

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HUNT

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 12, BLOCK C OF RIDGE NORTH ADDITION, SECTIONII, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 195, PLAT RECORDS OF HUNT COUNTY, TEXAS.

FILED FOR RECORD
at 10:09 o'clock AM

JAN 14 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Bkinjoer*

241/5

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated March 21, 2011, executed by JIMMY SID DICKINSON AND CAROL JANE DICKINSON, HUSBAND AND WIFE, ("Mortgagor") to Chris Peirson, Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. (MERS) solely as Nominee for Lender, COUNTRYPLACE MORTGAGE, LTD ("Mortgagee"), filed for record under Instrument No. 2011-2974, Official Public Records of Hunt County, Texas; said Deed of Trust and assigned to COUNTRYPLACE MORTGAGE, LTD, by that certain Assignment of Deed of Trust dated October 24, 2024, filed for record under Instrument No. 2024-20584, Official Public Records of Hunt County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, or Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, Cindy Daniel, Liz Hach, or Cheryl Harris, whose business address is 1 Mauchly, Irvine, CA 92618, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on Tuesday, February 4, 2025, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the Hunt County Courthouse at the place designated by the Commissioner's Court for such sales in Hunt County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property.

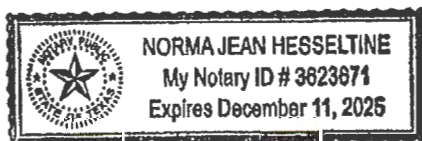
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 11 day of December, 2024.

K. Clifford Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned, Notary Public, by K. CLIFFORD LITTLEFIELD, this 11 day of December, 2024, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Field Notes: 0.45 Acres

Situated about 14.7 miles North 35° East from the City of Greenville, in the County of Hunt, State of Texas, a part of the J.C. Sadler Survey #933 and being all of a called 0.45 acre tract conveyed to Vanderbilt Mortgage and Finance, Inc. by deed recorded in Document #0010-11099 of the Official Public Records of said County and State.

Beginning at a 3/8" iron pin found at the Northeast corner of the 0.45 acre tract and being in the Westerly South boundary line of a called 43.832 acre tract conveyed to Betty Jean Kennedy by deed recorded in Vol. 250, Page 508 of the Deed Records of said County and State, said point being the Northernly Northwest corner of the residue of a called 0.55 acre tract conveyed to said Betty Jean Kennedy by deed recorded in Vol. 1372, Page 409 of said Official Public Records.

Thence South 0°21'48" West along a fence a distance of 144.28' to a hole of a post found at the Southeast corner of the 0.45 acre tract and being an inside corner of the 0.35 acre tract;

Thence North 89°55'19" West along a fence and passing a 3/8" iron pin found at a distance of 113.66' and leaving said fence and continuing on for a total distance of 131.16' to a point in the center of County Road #4715;

Thence North 0°12'0" West along the center of said County Road a distance of 151.10' to the Northwest corner of the 0.45 acre tract and being in the East boundary line of a called 1 acre tract of land conveyed to Harold Peterson by deed recorded in Vol. 802, Page 743 of said Deed Records;

Thence South 87°0'54" East and passing a 1/2" capped iron pin (Stovall) found at a distance of 17.58' and continuing on along a fence for a total distance of 132.78' to the point of beginning and containing 0.45 acres of land.

FILED FOR RECORD
at 10:04 o'clock AM

JAN 14 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.

by *Stinson*

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401