



C&S No. 44-17-4603 / Conventional / No  
LoanCare, LLC

**FILED**

**NOTICE OF TRUSTEE'S SALE**

2017 DEC 12 A 10: 28

**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 & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**Date of Security Instrument: June 27, 2014**

**Grantor(s):** Ricardo Lujan and Lauren Kerschner, husband and wife

**Original Trustee:** Troy D. Phillips, P.C.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., solely as nominee for Town Square Mortgage and Investments Inc. dba Town Square Financial, its successors and assigns

**Recording Information:** Clerk's File No. 00000168440 and corrected via Affidavit recorded in clerk's no 00000168510, in the Official Public Records of DALLAM 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:**

THE SOUTH 46 FEET OF LOT 2 AND THE NORTH 23 FEET OF LOT 3, BLOCK 3, UNIT 2, LITTEN JORD ADDITION TO THE CITY OF DALHART, DALLAM COUNTY, TEXAS, AS SHOWN BY PLAT OR MAP OF SAID ADDITION RECORDED IN VOLUME 102, PAGE 34, VOLUME 106, PAGE 36, AND VOLUME 108, PAGE 233, DEED RECORDS, HARTLEY COUNTY, TEXAS AND VOLUME 149, PAGE 168 AND 159, PAGE 219, DEED RECORDS, DALLAM COUNTY, TEXAS.

This property is located in DALLAM County, Texas and HARTLEY County, Texas. The sale will be conducted in DALLAM County, Texas.

**Date of Sale:** 01/02/2018 **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 Shannon Heck as Substitute Trustee, Ronnie Heck as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee**

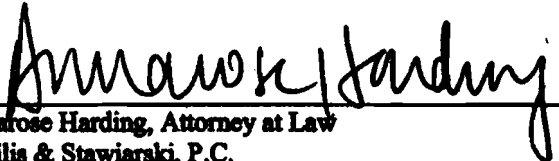
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAM 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 7th day of December, 2017.

For Information:

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038


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

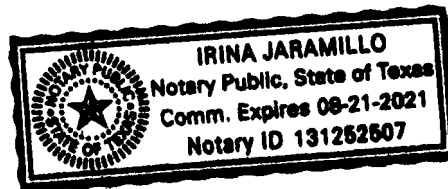
STATE OF TEXAS

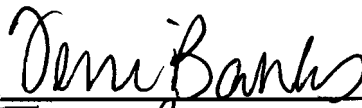
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose Harding 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 7th day of December, 2017.

  
Notary Public  
Signature



Posted and filed by:   
Printed Name: Terri Banks

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