

DEC 11 2018

C&S No. 44-17-2559 / FHA / Yes / FILE NOS
LoanCare, LLC

NOTICE OF TRUSTEE'S SALE

ELIZABETH A. KOUBA, CLERK
COUNTY COURT, LAVACA CO., TX.
By Alice O'Neil Deputy

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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: March 19, 2015

Grantor(s): Robert J. Gutierrez and wife, Natalie R. Gutierrez

Original Trustee: Donnie B. Park

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for First Bank, its successors and assigns

Recording Information: Vol. 682, Page 802, or Clerk's File No. 211122, in the Official Public Records of LA VACA 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 0.23 OF AN ACRES, A PORTION OF LOT 5 AND ALL OF LOT 6, BLOCK 1244, OF SVOBODA ADDITION TO THE TOWN OF YOAKUM LAVACA COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN 0.23 ACRE TRACT DESCRIBED IN A DEED OF TRUST RECORDED IN VOLUME 363, PAGE 856 OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 02/05/2019 Earliest Time Sale Will Begin: 10:00 AM

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 Megan L. Randle as Substitute Trustee, Ebbie Murphy as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Dan Hart as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Maryna Danielian as Successor Substitute Trustee, Pamela Thomas 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.

44-17-2559
LA VACA


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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the LA VACA 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 December, 2018.

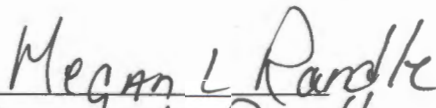
For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618

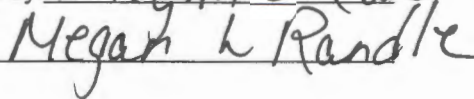


Nicole M. Bartee, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name:



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Being 0.23 of an acres, a portion of Lot 5 and all of Lot 6, Block 1244, of Svoboda Addition to the town of Yoakum Lavaca County, Texas, and being the same as that certain 0.23 acre tract described in a Deed of Trust recorded in Volume 363, Page 856 of the Official Records of Lavaca County, Texas. This 0.23 of an acre is more fully described by metes and bounds as follows;

BEGINNING at a one (1) inch iron pipe found at the intersection of the Northwest line of Theresa Street and the Northeast line of Walnut Street for the South corner of this 0.23 of an acre, also being the South corner of said 0.23 acre tract and the South corner of said Block 1244;

THENCE, N 45 degrees, 00'00" W (bearing reference line) with the Northeast line of Walnut Street a distance of 74.21 feet (deed call = 74.18 feet) to a one (1) inch iron pipe found for the East corner of this 0.23 of an acre;

THENCE, N 45 degrees, 38'56" E crossing said Lot 5, Block 1244 with the common line of this tract and a tract of land described in a deed to Terri Janda recorded in Volume 184, Page 29 of the Official Records of Lavaca County, Texas, a distance of 135.67 feet to a one (1) inch iron pipe found for the North corner of this 0.23 of an acre;

THENCE, S 44 degrees, 28'58" E (deed call S 45 degrees, 29'07" E, 74.18') with the Southwest line of an existing alley a distance of 74.17 feet to a 5/8 inch iron rod found for the West corner of this 0.23 of an acre;

THENCE, S 45 degrees, 37'56" E with the Northwest line of Theresa Street a distance of 135.00 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.23 of an acre.