

Our File Number: 18-14762

Name: RUBEN PEREZ, JR., AND REBECA DELUNA PEREZ, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 5, 2016, RUBEN PEREZ, JR., AND REBECA DELUNA PEREZ, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to SCOTT EVERETT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME 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 215482, in Book 711, at Page 144, in the DEED OF TRUST OR REAL PROPERTY records of LAVACA 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, MARCH 5, 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 LAVACA 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:

FIRST TRACT: 9354 square feet of land situated in Lavaca County, Texas, a part of the John Hallett League, Abstract No. 217; being all of Lot 4, Block 3, ANDY RICE ADDITION to the City of Hallettsville, recorded in Volume 1, Page 1, Plat Records, Lavaca County, Texas, and more particularly described by metes and bounds as follows: BEGINNING at an iron rod at the northeast corner of said Block 3, where Andrea Street and South Glendale Street intersects, for the northeast corner of this tract; THENCE South 12° and 15' East with the west margin of said South Glendale Street, east line of said Block 3, a distance of 101.0 feet to an iron rod set for the northeast corner of Lot 2, Block 3, same being the southeast corner of this tract; THENCE South 85° and 57' west with the north line of said Lot 2, Block 3, a distance of 102.2 feet to an iron rod set for the northeast corner of Lot 1, northwest corner of Lot 2, southeast corner of Lot 3, of said Block 3, same being the southwest corner of this tract; THENCE North 02° and 27' West with the east line of said Lot 3, Block 3, a distance of 100.0 feet to an iron rod set in the south margin of Andrea Street, north line of Block 3, northeast corner of Lot 3, Block 3, same being the northwest corner of this tract; THENCE North 85° and 57' East a distance of 85.0 feet to the place of beginning, containing 9354 square feet of land.

Second Tract: 6994 square feet of land situated in Lavaca County, Texas, a part of the John Hallett League, Abstract No. 217; being all of Lot 3, Block 3, ANDY RICE ADDITION to the City of Hallettsville, recorded in Volume 1, Page 1, Plat Records, Lavaca County, Texas, and more particularly described by metes and bounds as follows: BEGINNING at an iron rod set for the northwest corner of said Block 3, where Jerry Street and Andrea Street intersects, for the northwest corner of this tract; THENCE North 85° and 57' East with the South margin of said Andrea Street, north line of said Block 3, a distance of 70.0 feet to an iron rod set for the northwest corner of Lot 4, Block 3, northeast corner of this tract; THENCE South 02° and 27' East with the west line of said Lot 4, Block 3, a distance of 100.0 feet to an iron rod set for the northeast corner of Lot 1, northwest corner of Lot 2, southwest corner of Lot 4, of said Block 3, same being the southeast corner of this tract; THENCE South 85° and 57' West a distance of 70.0 feet to an iron rod set in the east margin of said Jerry Street, northwest corner of Lot 1, Block 3, same being the southwest corner of this tract; THENCE North 02° 27' West with the east margin of said Jerry Street a distance of 100.0 feet to the place of beginning, containing 6994 square feet of land.

The above two tracts being the same land described in dated September 25, 2012, from Green Tree Servicing LLC to Billy Hearn and Holly Scott, recorded in Volume 592, Page 589, Official Records, Lavaca County, Texas.

Property Address: 413 JERRY ST.
HALLETTSVILLE, TX 77964
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.

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 11th day of February, 2019.

FILED FOR RECORD
At 9:00 O'Clock A M

FEB 11 2019

ELIZABETH A. KOUBA, CLERK
COUNTY COURT, LAVACA CO, TEXAS
By [Signature] Deputy

[Signature]
Megan L. Randle, Chloe Christensen, Rebecca Bolton,
Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300