

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: October 20, 2015	Original Mortgagor/Grantor: JAMES ANDREW MCKEE AND MARIA ESTELLA MCKEE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMCAP MORTGAGE LTD., DBA GOLD FINANCIAL SERVICES., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC.
Recorded in: Volume: 0625 Page: 3738 Instrument No: 20150001834	Property County: WILLACY
Mortgage Servicer: LoanCare LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagor. 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.

Secures: Note in the original principal amount of \$160,256.00, executed by JAMES ANDREW MCKEE AND MARIA ESTELLA MCKEE and payable to the order of Lender.

Property Address/Mailing Address: 972 E WOOD AVENUE, RAYMONDVILLE, TX 78580

Legal Description of Property to be Sold: TRACT 1

A TRACT OF LAND CONTAINING 1.26 ACRES OF LAND, MORE OR LESS, OUT OF THE NORTHEAST CORNER OF THE WEST ONE-HALF [W. 1/2] OF LOT FIVE [5], BLOCK ONE [1], RAYMOND TOWN & IMPROVEMENT COMPANY SUBDIVISION, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF, WHICH SAID 1.26 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST BOUNDARY LINE OF THE WEST ONE-HALF [W. 1/2] OF SAID LOT 5, AND THE SOUTH RIGHT OF WAY LINE OF THE DEDICATED COUNTY ROAD WHICH LIES ALONG THE NORTH LINE OF SAID LOT, FOR THE PLACE OF BEGINNING AND THE NORTHEAST CORNER OF THE SAID 1.26 ACRE TRACT;

THENCE IN A SOUTHERLY DIRECTION WITH AND ALONG THE EAST BOUNDARY LINE OF THE WEST ONE-HALF OF SAID LOT 5, FOR A DISTANCE OF 250 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED;

THENCE IN A WESTERLY DIRECTION PARALLEL WITH THE NORTH LINE OF SAID LOT 5 FOR A DISTANCE OF 220 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED;

THENCE IN A NORTHERLY DIRECTION, PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF OF SAID LOT 5 FOR A DISTANCE OF 250 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE IN



THE SAID DEDICATED COUNTY ROAD, FOR THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED;

THENCE IN AN EASTERLY DIRECTION WITH AND ALONG THE SOUTH RIGHT OF WAY LINE OF SAID DEDICATED COUNTY ROAD FOR A DISTANCE OF 220 FEET TO THE PLACE OF BEGINNING.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE OR ALTER THE INSURING PROVISIONS OF ITEM TWO [2] OF SCHEDULE "B" HEREOF.

TRACT II

A TRACT OF LAND CONTAINING 0.5934 ACRE OUT OF LOT FIVE [5], SECTION ONE [1], RAYMOND TOWN AND IMPROVEMENT COMPANY SUBDIVISION, RAYMONDVILLE, WILLACY COUNTY, TEXAS; ACCORDING TO VOLUME 1, PAGE 575, TRANSCRIBED RECORDS CAMERON COUNTY TO WILLACY COUNTY, TEXAS; SAID 0.5934 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5; SAID CORNER BEING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE 60.00 FEET RIGHT OF WAY OF WOOD AVENUE AND THE EXTENDED CENTERLINE OF THE 50.00 FEET RIGHT OF WAY OF 15TH STREET; THENCE, SOUTH, WITH AND ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 367.50 FEET TO A POINT; THENCE, EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 440.00 FEET TO A 1/2 INCH DIAMETER STEEL BAR FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH, PARALLEL WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 117.50 FEET TO A 1/2 INCH DIAMETER STEEL BAR FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 220.00 FEET TO A 1/2 INCH DIAMETER STEEL BAR FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT 5, A DISTANCE OF 117.50 FEET TO A 1/2 INCH DIAMETER STEEL BAR FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5934 ACRE OF LAND, MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE ONLY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE OR ALTER THE INSURING PROVISIONS OF ITEM TWO.

Date of Sale: March 3, 2020	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA

DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC.*, the owner and holder of the Note, has requested Connie Medley or Sarah Champine or Luis Garcia or Constance Lewis or Clyde Cobb or Montgomery Medley or Julie Martin or Bob Frisch or Arnold Mendoza or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC.* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Connie Medley or Sarah Champine or Luis Garcia or Constance Lewis or Clyde Cobb or Montgomery Medley or Julie Martin or Bob Frisch or Arnold Mendoza or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Connie Medley or Sarah Champine or Luis Garcia or Constance Lewis or Clyde Cobb or Montgomery Medley or Julie Martin or Bob Frisch or Arnold Mendoza or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

11:05 am
FILED *posted*
COUNTY COURT

JAN 02 2020

SUSANA R. GARZA, CLERK
WILLACY COUNTY TEXAS
BY *Wasqu* DEPUTY

CCB FKA CM
SUBSTITUTE TRUSTEE

Connie Medley or Sarah Champine or Luis Garcia or
Constance Lewis or Clyde Cobb or Montgomery Medley or
Julie Martin or Bob Frisch or Arnold Mendoza or Jodi Steen,
Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite
170, Duluth, Georgia 30097; PH: (470)321-7112