Our File Number: 17-08771
Name: LORETTA BOX, AN UNMARRIED WOMAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 28, 2009, LORETTA BOX, AN UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to STEVE HOLMES & ASSOCIATES, P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ALACRITY LENDING COMPANY, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2009-008561, in the DEED OF TRUST OR REAL PROPERTY records of **VAN ZANDT** 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, MAY 7, 2019,** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **VAN ZANDT** 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:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN THE J.T EVANS SURVEY, A-233, VAN ZANDT COUNTY, TEXAS AND BEING PART OF THAT CALLED 57.04 ACRE TRACT AS CONVEYED FROM RICHARD JONES ET UX TO TONYA HINES MCSHAN, AS RECORDED IN VOLUME 1764, PAGE 554, OF THE REAL PROPERTY RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

FILED FOR RECORD
2019 MAR 25 PM 1:21
SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____

Property Address: 380 VZ CR 4515
BEN WHEELER, TX 75754

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 25 day of March, 2019.

Randy Daniel, Cindy Daniel, Jim O`Bryant, Jonathan Harrison, Aurora Campos, Patrick Zwiers, Vanessa McHaney, Ramiro Cuevas, Shawn Schiller, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Meryl Olsen, Ronda Tyler, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

EXHIBIT "A"

BEING all that certain tract or parcel of land in the J.T. Evans Survey, A-233, Van Zandt County, Texas, and being part of that called 57.04 acre tract as conveyed from Richard Jones et ux to Tonya Hines McShan, as recorded in Volume 1764, Page 554, of the Real Property Records of Van Zandt County, Texas, and being more particularly described as follows;

BEGINNING at a ½" iron rod found for corner at the northwest corner of said tract, said point also being the southwest corner of a 5.84 acre tract conveyed to Elmer R. Woods as recorded in Volume 1150, Page 978;

THENCE N 89° 26' 26" E, along the north line of said McShan 57.04 acre tract, at 419.70 feet pass the centerline south end of County Road No. 4515, and continuing in all a total distance of 675.92 feet to a ½" iron rod found for corner at the northwest corner of a 5.000 acre tract conveyed to Thomas Schultz and Lana Schultz, as recorded in Document No. 2008-007662;

THENCE S 0° 33' 34" E, a distance of 319.49 feet to a ½' iron rod set for corner;

THENCE S 89° 13' 20" W, a distance of 682.01 feet to a ½" iron rod set for corner;

THECNE N 0° 31' 19" E, along the west line of said McShan 57.04 acre tract, a distance of 322.15 feet to the **POINT OF BEGINNING** and **CONTAINING 5.000 acres** of land.