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FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2023 JUN -1 AM 11:45

933 E ELM STREET
HILLSBORO, TX 76645

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NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: August 01, 2023

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 23, 2016 and recorded in Document CLERK'S FILE NO. 00084894; AS AFFECTED BY CORRECTION AFFIDAVIT CLERK'S FILE NO. 00140021 AND LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 00142348 real property records of HILL County, Texas, with EDDIE G GILMORE AND KIMBERLY K GILMORE HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by EDDIE G GILMORE AND KIMBERLY K GILMORE HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$68,732.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, OR STOCKMAN FORECLOSURE SERVICES INC. whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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HILL

EXHIBIT "A"

BEING ALL OF LOT 5 OF THE JOHN R. HUGHES ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS, ACCORDING PLAT RECORDED IN VOLUME 196, PAGE 400 OF THE DEED RECORDS OF HILL COUNTY, AS IT EXISTS ON THE GROUND TODAY. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM SECRETARY OF VETERANS AFFAIRS TO DEL BERT THORNHILL AND DEBRA THORNHILL RECORDED IN VOLUME 1422, PAGE 62 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" IRON ROD CAP STAMPED "INCE RPLS#5175" FOUND IN THE NORTH LINE OF EAST ELM STREET FOR THE SOUTHWEST CORNER OF SAID LOT 5, SAID ROD BEING EAST 239.78 FEET FROM A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID JOHN R. HUGHES ADDITION;

THENCE N 0°37'59"W 166.00 FEET TO A ½" IRON ROD WITH CAP STAMPED "INCE RLPS#5175" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 5, SAID ROD BEING EAST 240.00 FEET FROM A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID JOHN R. HUGHES ADDITION;

THENCE EAST, AT 58.00 FEET PASSING A ½" IRON ROD WITH CAP STAMPED "INCE RPLS#5175" FOUND FOR REFERENCE, IN ALL A DISTANCE OF 60.06 FEET TO A POINT IN A CHAIN LINK FENCE LINE FOR THE NORTHEAST CORNER OF SAID LOT 5;

THENCE GENERALLY ALONG A CHAIN LINK FENCE AND WITH THE EXTENSION THEREOF, S00°30'40"W 166.00 FEET TO A ½" IRON ROD WITH CAP STAMPED "INCE RPLS #5175" FOUND IN THE NORTH LINE OF EAST ELM STREET FOR THE SOUTHEAST CORNER OF SAID LOT 5;

THENCE WITH THE NORTH LINE OF ELM STREET, WEST 56.75 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.222 ACRES OF LAND.