

Filed 15<sup>th</sup> day of April  
in 2025, At 12:49 P.M.  
JODI MORGAN  
County Clerk, Milam County, Texas  
By Melinda Conner  
Deputy

1405 HIGHLAND AVE  
ROCKDALE, TX 76567

0000010386738

**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: May 06, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE EAST ENTRANCE OF THE MILAM 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 August 30, 2022 and recorded in Document INSTRUMENT NO. 2022 - 4086 real property records of MILAM County, Texas, with JOHN TOOMBS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN TOOMBS, securing the payment of the indebtednesses in the original principal amount of \$215,340.00, 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



NTSS00000010386738

1405 HIGHLAND AVE  
ROCKDALE, TX 76567

00000010386738

**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 PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, KRISTOPHER HOLUB, AARTI PATEL, KATHLEEN ADKINS, VIOLET NUNEZ, AUCTION.COM, JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM 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 MILAM County Clerk and caused to be posted at the MILAM County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

1405 HIGHLAND AVE  
ROCKDALE, TX 76567

00000010386738

00000010386738

MILAM

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ROCKDALE, MILAM COUNTY, TEXAS, BEING A PART OF LOT 13, BLOCK 2 OF THE COFFIELD ADDITION - SECTION 1 RECORDED IN CABINET A, SLIDE 11B OF THE PLAT RECORDS OF MILAM COUNTY, BEING ALL OF A CALLED 0.1423 ACRE TRACT CONVEYED FROM JOYCE CLYMER PELT, ET VIR TO JASON B. HUFFMAN, ET UX BY DEED DATED NOVEMBER 17, 1999 RECORDED IN VOLUME 809, PAGE 629 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A FOUND 3/4" IRON ROD AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ROCKDALE ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE, FOR THE COMMON NORTHWEST CORNER OF THE SAID LOT 13, BLOCK 2 AND OF THIS TRACT;

THENCE N66° 51'38"E - 90.45' ALONG THE COMMON LINE BETWEEN THE SAID SOUTH RIGHT-OF-WAY LINE OF HIGHLAND AVENUE AND THE SAID LOT 12 TO A SET 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE NORTHWEST CORNER OF LOT 12, BLOCK 2 OF THE SAID COFFIELD ADDITION SECTION 1, FOR THE COMMON NORTHEAST CORNER OF THE SAID LOT 13, BLOCK 2 AND OF THIS TRACT;

THENCE S22°53'48"E - 61.43' ALONG THE COMMON LINE BETWEEN THE SAID LOTS 12 AND 13 TO A SET 1/2" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE NORTHEAST CORNER OF A CALLED 0.1055 ACRE TRACT CONVEYED TO JAVIER F. ROBLES, ET UX IN VOLUME 882, PAGE 024, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S57°13'43"W - 91.71' CROSSING THE SAID LOT 13, ALONG THE NORTH LINE OF THE SAID 0.1055 ACRE TRACT TO A SET "MAG" NAIL IN CONCRETE WITH A WASHER MARKED "RPLS 5952" ON THE COMMON LINE BETWEEN THE SAID EAST RIGHT-OF-WAY LINE OF ROCKDALE ROAD AND THE SAID LOT 13. BLOCK 2, AT THE NORTHWEST CORNER OF THE SAID 0.1055 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N22°58'02"W - 76.77' ALONG THE COMMON LINE BETWEEN THE SAID EAST RIGHT-OF-WAY LINE OF ROCKDALE ROAD AND THE SAID LOT 13, BLOCK 2 TO THE POINT OF BEGINNING CONTAINING WITHIN THESE METES AND BOUNDS 0.143 ACRES OF LAND.