

Filed 31 day of October
in 2019, At 3:00 P M.
By JODI MORGAN
County Clerk, Milam County, Texas
J. Williams
Deputy

601 N Jackson Ave, Cameron, TX 76520

19-022307

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: 12/03/2019
Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.
Place: The area designated by the Commissioners Court of Milam County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/31/2016 and recorded in the real property records of Milam County, TX and is recorded under Clerk's File/Instrument Number, 1289, Page 58, with Loretta L. Harvey and Edward T. Harvey II (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Nations Lending Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Loretta L. Harvey and Edward T. Harvey II, securing the payment of the indebtedness in the original amount of \$129,609.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nations Lending Corporation, an Ohio Corporation is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A 0.34 ACRE TRACT OF LAND OUT OF THE D. MONROE SURVEY, ABSTRACT NO. 38, AND BEING ALL THAT CERTAIN CALLED 0.218 ACRE TRACT TO JAMIE & JAMIE LEE GALVAN, RECORDED IN VOLUME 888, PAGE 403, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, AND BEING ALL THAT CERTAIN CALLED 5,422 SQUARE FEET OF LAND DESCRIBED TO JAMIE & JAMIE LEE GALVAN, RECORDED IN VOLUME 1071, PAGE 487, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, ALSO BEING A PART OF BLOCK F, HEFLEY HEIGHTS ADDITION, AN UNRECORDED SUBDIVISION IN THE CITY OF CAMERON, SAID 0.34 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PINK CAP SET AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED 0.216 ACRE TRACT, LOCATED AT THE INTERSECTION OF THE EAST LINE OF JACKSON STREET, AND THE NORTH LINE OF EAST 6TH STREET, ALSO BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED BLOCK F, FOR THE SOUTHWEST CORNER OF THIS;

THENCE ALONG THE WEST LINE OF SAID 0.216 ACRE TRACT, COMMON BOUNDARY WITH SAID JACKSON STREET, N 15 DEGREES 48 MINUTES 52 SECONDS E A DISTANCE OF 80.71 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT A CHAIN LINK FENCE POST AT THE NORTHWEST CORNER OF SAID 0.216 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND TO T. G. RAYMOND, (409/771), FOR THE NORTHWEST CORNER OF THIS;



THENCE DEPARTING SAID STREET, ALONG THE NORTH LINE OF SAID 0.216 ACRE TRACT, AND THE NORTH LINE OF SAID 5,422 SQUARE FEET TRACT, COMMON BOUNDARY WITH SAID RAYMOND TRACT, AND ALONG A CHAIN LINK FENCE LINE. S 74 DEGREES 21 MINUTES 00 SECONDS E A DISTANCE OF 176.50 FEET TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT THE NORTHEAST CORNER OF SAID 5,422 SQUARE FEET TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID RAYMOND TRACT, LOCATED ON THE WEST LINE OF A TRACT TO GREEN TREE SERVICING, LLC. (1193/311), FOR THE NORTHEAST COMER OF THIS;

THENCE ALONG THE EAST LINE OF SAID 5,422 SQUARE FEET TRACT, COMMON BOUNDARY WITH SAID GREEN TREE SERVICING, LLC TRACT, S 11 DEGREES 59 MINUTES 22 SECONDS W A DISTANCE OF 85.17 FEET TO A 3/4 INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID 5,422 SQUARE FEET TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID GREEN TREE SERVICING, LLC TRACT, LOCATED ON THE NORTH LINE OF SAID EAST 6TH STREET, FOR THE SOUTHEAST CORNER OF THIS;

THENCE ALONG THE SOUTH LINE OF SAID 5,422 SQUARE FEET TRACT, AND THE SOUTH LINE OF SAID 0.216 ACRE TRACT, COMMON BOUNDARY WITH EAST 6TH STREET, N 73 DEGREES 00 MINUTES 03 SECONDS W A DISTANCE OF 182.22 FEET TO THE POINT OF BEGINNING, IN ALL CONTAINING 0.34 ACRES OF LAND.

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nations Lending Corporation, an Ohio Corporation, as Mortgage Servicer, is representing the current Mortgagee whose address is:

LoanCare LLC
3637 Sentara Way
Virginia Beach, VA 23452

Pete Florez
SUBSTITUTE TRUSTEE
Pete Florez, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 750 Highway 121 BYP, Ste 100, Lewisville, TX 75067

STATE OF Texas
COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared Pete Florez, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31 day of October, 2019.



Caitlyn Brewster
NOTARY PUBLIC in and for
Brazos COUNTY
My commission expires: 01/03/2023
Print Name of Notary:
Caitlyn Brewster

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 10-31-19 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: Pete Florez
Date: 10-31-19