

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/13/2023	Grantor(s)/Mortgagor(s): RICHARD BROWN JOINED BY SPOUSE KAELA BROWN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR EQUITY PRIME MORTGAGE L.L.C., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: OR 478 Page: 52 Instrument No: 240380	Property County: LIVE OAK
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452
Date of Sale: 6/3/2025	Earliest Time Sale Will Begin: 1:00PM
Place of Sale of Property: THE FRONT PORCH OF THE LIVE OAK COUNTY COURTHOUSE 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.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Sandra Mendoza, Bob Frisch, Jodi Steen, Adolfo Rodriguez, Leslye Evans, Janice Stoner or Alexis Mendoza, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 3/21/2025

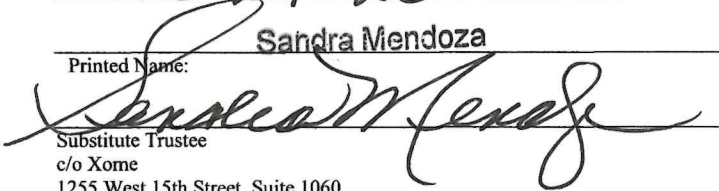


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for LoanCare, LLC

Dated: 3.27.25

Sandra Mendoza

Printed Name:


Substitute Trustee
c/o Xome
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED Mar 27 A.D. 2025
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Rebecca Munoz DEPUTY
AT 10:11 O'CLOCK am

MH File Number: TX-24-105790-POS
Loan Type: FHA

EXHIBIT A
LEGAL DESCRIPTION

A 6.00 acre tract of land, more or less, being that same tract conveyed from Bridget Mliss Goynes Eichman to Mark A. Brown by Deed recorded in Volume 168, Page 171 of the Official Public Records of Live Oak County, Texas, and being part Lot 3 of the Mike Dolan Estate, as shown on map recorded in Volume 4, age 3 of the Surveyors Records of Live Oak County, Texas, and being also part of Tract 8 of the Dan Goynes Estate, as shown on map recorded in Volume 4, age 367 of said Surveyor's Records;

Said 6.00 acre tract, which is comprised of a portion of this Patrick McGloin Survey, Abstract 28, is situated in Live Oak County, approximately 5 miles east of the town of George West and is described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod (with cap stamped "RPLS 4030") found in the southeastern right-of-way line of County Road 337, at the north corner of said Lot 3, the north corner of said Tract 8, and the west corner of a called 12.73 acre tract (Lot 2 of said Mike Dolan Estate) conveyed to Lillyan Joyce Dolan & Carol Lyne Dolan by Deed recorded in Volume 26, Page 264 of said Official Public Records, for the north corner of this tract;

THENCE S 50 deg. 44' 37" E along the northeast line of this tract, the northeast line of said Lot 3, the northeast line of said Tract 8, and the southwest line of said called 12.73 acre tract, a distance of 631.02 ft. to a 5/8" iron rod (with cap stamped "RPLS 4030") found in the northwest line of a called 170.54 acre tract conveyed to Corvida Farms, LLC, by Deed recorded in Volume 420, Page 579 of said Official Public Records, at the east corner of said Lot 3, the east corner of said Tract 8, and the south corner of said called 12.73 acre tract, for the east corner of this tract;

THENCE S 39 deg. 15' 19" W along the southeast line of this tract, the southeast line of said Lot 3, the southeast line of said Tract 8, and the northwest line of said called 170.54 acre tract, a distance of 414.08 ft. to a 5/8" iron rod (with cap stamped "RPLS 4030") found at the east corner of another called 6.00 acre tract conveyed to Jim Zetesche, et ux, by Deed recorded in Volume 389, Page 89 of said Official Public Records, for the south corner of this tract;

THENCE N 50 deg. 45' 23" W along the southwest line of this tract, the northeast line of said other called 6.00 acre tract, and crossing said Lot 3 and said Tract 8, a distance of 631.15 ft. to a 5/8" iron rod (with cap stamped "RPLS 6198") found in the northwest line of said Lot 3, the northwest line of said Tract 8, the southeastern right-of-way line of County Road 337, and at the north corner of said other called 6.00 acre tract, for the west corner of this tract;

THENCE N 39 deg. 16' 22" E along the northwest line of this tract, the northwest line of said Lot 3, the northwest line of said Tract 8, and the southeastern right-of-way line of County Road 337, a distance of 414.22 ft. to the BEGINNING POINT, containing 6.00 acres, more or less, and including Manufactured Housing Units, Label Nos. NMX0019532 and NMX0019533, Serial Nos. DMH4809NF and DMH4809NB.