

FILED 4:09 P M

JUL 10 2025

CO. CLK. FALLS CO.

748 CR 473
LOTT, TX 76656

00000010509776

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: September 02, 2025

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

Place: SOUTH SIDE STEPS OF FALLS COUNTY COURTHOUSE 125 BRIDGE ST. MARLIN, TX 76661 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 October 27, 2009 and recorded in Document VOLUME 238 PAGE 746; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 242 PAGE 418 real property records of FALLS County, Texas, with JAMES WALLACE AND PATRICIA WALLACE, 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 JAMES WALLACE AND PATRICIA WALLACE, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$83,460.00, 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



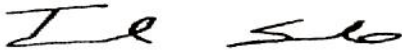
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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE 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 PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, FLORENCE ROSAS, KRISTOPHER HOLUB, AARTI PATEL, AMY ORTIZ, DYLAN RUIZ, KATHLEEN ADKINS, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY 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 Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7/10/2025 I filed at the office of the FALLS County Clerk and caused to be posted at the FALLS County courthouse this notice of sale.



Declarants Name:

Kevin McCarthy

Date:

7/10/2025

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FALLS



BEING ALL THAT TRACT OF LAND IN FALLS COUNTY, TEXAS, OUT OF THE A. MONTGOMERY HEADRIGHT SURVEY, AND BEING A PART OF THAT 16.65 ACRES DESCRIBED IN A CONTRACT OF SALE TO GEORGE JONES RECORDED IN VOLUME 8, PAGE 222 OF THE OFFICIAL RECORDS OF FALLS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEAST LINE OF FALLS COUNTY ROAD 473, BEING THE WEST CORNER OF SAID 16.65 ACRES, AND ALSO THE SOUTH CORNER OF THAT 16.65 ACRES DESCRIBED IN A CONTRACT OF SALE TO CHARLES M. WARREN RECORDED IN VOLUME 8, PAGE 86 OF THE OFFICIAL RECORDS OF FALLS COUNTY, TEXAS, A 1/2 INCH STEEL ROD FOUND FOR CORNER;

THENCE NORTH 56 DEGREES 59 MINUTES 56 SECONDS EAST, 208.71 FEET ALONG THE NORTHWEST LINE OF SAID JONES TRACT TO A 1/2 INCH STEEL ROD SET FOR CORNER;

THENCE SOUTH 32 DEGREES 14 MINUTES 55 SECONDS EAST, 208.71 FEET TO A 1/2 INCH STEEL ROD SET FOR CORNER;

THENCE SOUTH 56 DEGREES 59 MINUTES 56 SECONDS WEST, 208.71 FEET TO A 1/2 INCH STEEL ROD SET ON THE NORTHEAST LINE OF SAID COUNTY ROAD AND THE SOUTHWEST LINE OF SAID JONES TRACT;

THENCE NORTH 32 DEGREES 14 MINUTES 55 SECONDS WEST, 208.71 FEET ALONG SAID ROAD TO THE POINT OF BEGINNING, CONTAINING 1.000 ACRES OF LAND, MORE OR LESS.