

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: December 06, 2016

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

Place: THE SOUTH OUTSIDE STEPS OF THE ERATH 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 18, 2011 and recorded in Document CLERK'S FILE NO. 2011-04334 real property records of ERATH County, Texas, with JACOB ROSKILLY AND SHANNON ROSKILLY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JACOB ROSKILLY AND SHANNON ROSKILLY, securing the payment of the indebtednesses in the original principal amount of \$116,580.00, 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

Carolyn Smith

CAROLYN SMITH, DENISE BOERNER, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, OR GUY WIGGS

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Carolyn Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11-14-16 I filed at the office of the ERATH County Clerk and caused to be posted at the ERATH County courthouse this notice of sale.

Carolyn Smith

Declarants Name: Carolyn Smith
Date: 11-14-16

POSTED

A.M. 2:15 P.M.

NOV 14 2016

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS

By aw



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ERATH

EXHIBIT "A"

LOT 22, BLOCK 30, FINAL PLAT OF A REPLAT OF PART OF LOT 3, ALL OF LOTS 4, 7 AND 8 OF BLOCK 30 OF THE SOUTH SIDE ADDITION, TO THE CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 253 A, PLAT RECORDS OF ERATH COUNTY, TEXAS.



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