



32130 Willow Oak Way, Brookshire, TX 77423

21-000077

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: 03/02/2021

Time: Between 1:00 PM and beginning not earlier than 1:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Waller 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 05/30/2017 and recorded in the real property records of Waller County, TX and is recorded under Clerk's File/Instrument Number 1704190, with Jeffrey Dennis Murphy and Arlyn Joy Oliveros Murphy (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First Choice Loan Services Inc. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jeffrey Dennis Murphy and Arlyn Joy Oliveros Murphy, securing the payment of the indebtedness in the original amount of \$370,000.00, 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. LOT FORTY-TWO (42), IN BLOCK THREE (3), OF WILLOW CREEK FARMS II SEC. 3, AN ADDITION IN WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1433, PAGE 344, OFFICIAL PUBLIC RECORDS, WALLER COUNTY, TEXAS.



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. LoanCare LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC
3637 Sentara Way
Virginia Beach, VA 23452

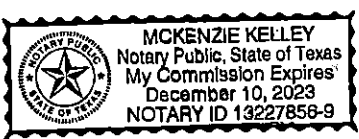
Ebbie Murphy

SUBSTITUTE TRUSTEE
Megan L. Randle, Ebbie Murphy,
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Waller

Before me, the undersigned authority, on this day personally appeared Ebbie Murphy, 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 22 day of January, 2021.



Mckenzie Kelley

NOTARY PUBLIC in and for
Waller COUNTY
My commission expires: 12/10/2023
Print Name of Notary
Mckenzie Kelley

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Waller County Clerk and caused to be posted at the Waller County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED AND RECORDED

Instrument Number: 21-002

Filing and Recording Date: 01/22/2021 03:11:23 PM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: