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TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Katrina Reelma Deputy

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated January 18, 2018 and recorded under Clerk's File No. 2018-000335, in the real property records of CALDWELL County Texas, with Dylan Patrick Moore and Crystal Martinez Moore, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for American Financial Resources, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Dylan Patrick Moore and Crystal Martinez Moore, husband and wife securing payment of the indebtedness in the original principal amount of \$147,283.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Dylan Patrick Moore. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

BEING 10.140 ACRES OF LAND SITUATED IN THE BENJAMIN P. KIZER SURVEY, ABSTRACT NO. 170 AND IN THE PETERSON C. BEALL SURVEY, ABSTRACT NO. 427, CALDWELL COUNTY, TEXAS, BEING THAT SAME PROPERTY CALLED TO CONTAIN 10.15 ACRES OF LAND DESCRIBED IN A DEED DATED APRIL 9, 2015 TO LORI LYNN MONSON IN DOCUMENT NUMBER 2015-003149, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, SAID 10.140 ACRE TRACT OF LAND BEING SURVEYED BY BCE, LTD. ON JANUARY 3, 2018 AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 02/04/2020

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: CALDWELL County Courthouse, Texas at the following location: The Main Entrance of the new Caldwell County Judicial Center, located at 1703 S Colorado St, Lockhart, Texas 78644, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. **Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

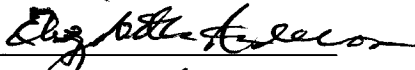
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Aarti Patel, Kristopher Holub, Maryna Danielian, Pamela Thomas, Angela Zavala, Michelle Jones, Elizabeth Anderson, Ramiro Cuevas, Amy Bowman, Amy Ortiz, Joshua Sanders, Erika Aguirre, Sharlett Watts, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 01/08/2020.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name:



C&M No. 44-19-2022

EXHIBIT "A"
200 RED WHEEL RANCH RD.
10.140 ACRES

STATE OF TEXAS
COUNTY OF CALDWELL,

Being 10.140 acres of land situated in the Benjamin P. Kizer Survey, Abstract No. 170 and in the Peterson C. Beall Survey, Abstract No. 427, Caldwell County, Texas, being that same property called to contain 10.15 acres of land described in a deed dated April 9, 2015 to Lori Lynn Monson in Document Number 2015-003149, Official Public Records of Caldwell County, Texas. Said 10.140 acre tract of land being surveyed by BCE, Ltd. on January 3, 2018 and being more particularly described as follows:

Beginning at a T-Post found (for record information; Monumentation, Bearings and Distances, please refer to the Map of Survey this day made to accompany this description) for the east corner of said 10.15 acre tract and this tract of land;

Thence with the south boundary line of said 10.15 acre tract and this tract of land the following two (2) calls;

1. North 89°35'27" West for a distance of 245.60 feet to a 5/8" iron rod found bent for an angle point;
2. North 89°37'19" West at a distance of 859.81 feet pass a 5/8" iron rod found for the east line of a 30 foot wide access easement, for a total distance of 896.36 feet to a 5/8" iron rod found for the southwest corner of said 10.15 acre tract and this tract of land;

Thence with the west boundary line of said 10.15 acre tract and this tract of land crossing said access easement, North 43°28'58" West for a distance of 82.50 feet, to a 1/2" iron rod set with a red plastic cap marked "BCE, Ltd RPLS #4540" for the west corner of said 10.15 acre tract and this tract of land;

Thence in part along or near a wire fence line, with the northwest boundary line of said 10.15 acre tract and this tract of land, North 44°43'00" East at a distance of 35 feet pass a 5/8" iron rod found with a red cap marked "GPS" on the northeast line of said access easement and for a total distance of 898.25 feet to a 1/2" iron rod found for the north corner of said 10.15 acre tract and this tract of land;

Thence along or near a wire fence line with the northeast boundary line of said 10.15 acre tract and this tract of land, the following five (5) calls;

1. South 39°43'53" East for a distance of 534.95 feet, to an 8" metal fence post found for an angle point;
2. South 41°15'41" East for a distance of 83.28 feet, to a 5/8" iron rod found for an angle point;
3. South 37°54'08" East for a distance of 104.88 feet, to a 1/2" iron rod found for the common corner of said Benjamin P. Kizer Survey and said Peterson C. Beall Survey and an angle point;
4. South 38°04'43" East at a distance of 24.48 feet pass a 5/8" iron rod found for a total distance of 154.12 feet to a dead oak tree marked X for an angle point;
5. South 25°46'04" East for a distance of 28.58 feet, to the Point of Beginning.

BEARING BASIS - Bearings shown hereon are based on a Deed recorded in Doc #2015-003149, Official Public Records of Caldwell County, Texas.

NOTE: There is a survey on 8.5" x 14" paper, this day drafted to accompany this metes and bounds description.

I, R.P. Shelley, do hereby certify that this Metes and Bounds Description reflects the results of an on-the-ground survey conducted by personnel working under my supervision and to the best of my knowledge is true and accurate and substantially complies with the Rules and Regulations and Standards of Practice as adopted by the Texas State Board of Professional Land Surveying.

EXHIBIT "B"
200 RED WHEEL RANCH RD.
6.105 ACRES

STATE OF TEXAS
COUNTY OF CALDWELL

Being 6.105 acres of land situated in the Benjamin P. Kizer Survey, Abstract No. 170, Caldwell County, Texas, being that same property called to contain 6.10 acres of land described in a deed dated April 9, 2015 to Lori Lynn Monson in Document Number 2015-003149, Official Public Records of Caldwell County, Texas. Said 6.105 acre tract of land being surveyed by BCE, Ltd. on January 3, 2018 and being more particularly described as follows;

Beginning at a 5/8" iron rod found (for record information; Monumentation, Bearings and Distances, please refer to the Map of Survey this day made to accompany this description) for the west corner of said 6.10 acre tract and this tract of land;

Thence crossing a 30 foot wide access easement with the west boundary line of said 6.10 acre tract and this tract of land, North 17°53'13" East for a distance of 182.85 feet to a 5/8" iron rod found for the northwest corner of said 6.10 acre tract and this tract of land;

Thence in part along or near a wire fence line, with the north boundary line of said 6.10 acre tract and this tract of land, South 89°37'19" East at a distance of 36.55 feet pass a 5/8" iron rod found for the west boundary line of said 30 foot wide access easement, for a total distance of 896.36 feet, to a 5/8" iron rod found bent for the east corner of said 6.10 acre tract and this tract of land;

Thence along or near a wire fence line, with the southeast boundary line of said 6.10 acre tract and this tract of land, South 50°22'09" West at a distance of 763.51 feet pass a 5/8" iron rod found for a reference point, for a total distance of 785.82 feet to a point for the south corner of said 6.10 acre tract and this tract of land;

Thence at start of wire fence inset at 22.4 feet to the end of fence on line, with the southwest boundary line of said 6.10 acre tract and this tract of land, North 46°10'11" West for a distance of 442.53 feet, to a 5/8" iron rod found for an angle point, on the southeast line of said 30 foot wide access easement;

Thence continuing with the southwest boundary line, North 46°26'36" West for a distance of 38.70 feet to a 5/8" iron rod found for the Point of Beginning.

BEARING BASIS - Bearings shown hereon are based on a Deed recorded in Doc #2015-003149, Official Public Records of Caldwell County, Texas.

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I, R.P. Shelley, do hereby certify that this Metes and Bounds Description reflects the results of an on-the-ground survey conducted by personnel working under my supervision and to the best of my knowledge is true and accurate and substantially complies with the Rules and Regulations and Standards of Practice as adopted by the Texas State Board of Professional Land Surveying.