

FILED
AT 2 O'CLOCK P.M

NOV 19 2020

Patricia Simpson
COUNTY CLERK, CORYELL CO., TEXAS
00000009085200

1510 QUAIL CREEK DR
KEMPNER, TX 76539

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: January 05, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE CORYELL 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 26, 2011 and recorded in Document CLERK'S FILE NO. 247970 real property records of CORYELL County, Texas, with KEVIN D BIGELOW AND KIM E BIGELOW, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KEVIN D BIGELOW AND KIM E BIGELOW, securing the payment of the indebtednesses in the original principal amount of \$129,100.00, 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



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.

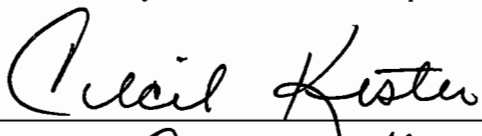
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARYNA DANIELIAN, KRISTOPHER HOLUB, AARTI PATEL, STACEY SANDERS, AMY ORTIZ, GARRETT SANDERS, DYLAN RUIZ, DAVID ACKEL, VIOLET NUNEZ, ERIKA AGUIRRE, BEATRIZ SANCHEZ, SARA EDGINGTON CECIL KESTER, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, GUY WIGGS, DAVID STOCKMAN, OR MICHELLE SCHWARTZ 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 CECIL KESTER, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11-19-20 I filed at the office of the CORYELL County Clerk and caused to be posted at the CORYELL County courthouse this notice of sale.



Declarants Name: CECIL KESTER

Date: 11-19-20

EXHIBIT "A"

FIELD NOTES FOR A CERTAIN 3.483 ACRE TRACT OF LAND BEING OF THE E. MOORE SURVEY, ABSTRACT NO. 1121, IN CORYELL COUNTY, TEXAS AND BEING PART OF THAT SAME 20 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM LEE K. CARSON TO WRANGLER ESTATES, INC. IN DOCUMENT 134829 OF THE CORYELL COUNTY DEED RECORDS; SAID TRACT ALSO BEING LOT 6, BLOCK ONE OF QUAIL MEADOW, PHASE TWO TO CORYELL COUNTY AND A 2.324 ACRE TRACT BEING A REMAINDER OF SAID 20 ACRE TRACT; SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE CUL-DE-SAC OF QUAIL CREEK DRIVE; SAID CORNER BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK ONE OF SAID QUAIL MEADOWS, PHASE TWO, THE MOST SOUTH NORTHEAST CORNER OF SAID LOT 6, FOR THE MOST SOUTH NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 19 DEGREES 17' 29" W, 299.31 FT. WITH THE WEST LINE OF SAID LOT 7, THE NORTH LINE OF SAID LOT 6, AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF A CERTAIN TRACT CONVEYED TO DAVID LEE BENEDICT IN VOLUME 553, PAGE 621 OF SAID COUNTY DEED RECORDS FOR THE MOST NORTH NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; SAID LINE ALSO BEING THE NORTH LINE OF SAID 20 ACRE TRACT AND THE NORTH LINE OF SAID E. MOORE SURVEY;

THENCE, N 69 DEGREES 26' 20" W, (REFERENCE BEARING FROM QUAIL MEADOWS PLAT) WITH THE NORTH LINE OF SAID E. MOORE SURVEY, THE NORTH LINE OF SAID 20 ACRE TRACT, THE SOUTH LINE OF SAID BENEDICT TRACT, AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, PASSING AT 68.44 FEET THE NORTHWEST CORNER OF SAID LOT 6, IN ALL 409.63 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; SAID CORNER ALSO BEING THE NORTHEAST CORNER OF A CERTAIN TRACT BEING THE REMAINDER OF A 400.81 ACRE TRACT BEING CONVEYED IN VOLUME 333, PAGE 22 OF SAID COUNTY DEED RECORDS, AND BEING CALLED TRACT 35 OF QUAIL MEADOWS, AN UNRECORDED PLAT IN CORYELL COUNTY, TEXAS.

THENCE, S 19 DEGREES 35' 52" W, 299.53 FT. WITH THE WEST LINE OF SAID 20 ACRE TRACT, THE EAST LINE OF SAID TRACT 35, AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT TO A 3/8" IRON ROD SET WITH KILLEEN E&S CAP FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, S 71 DEGREES 00' 00" E, 346.80 FT. WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT TO A 3/8" IRON ROD FOUND IN THE WEST LINE OF SAID QUAIL MEADOWS ADDITION FOR A CORNER OF THIS TRACT; SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF LOT 5, BLOCK ONE OF SAID QUAIL MEADOWS ADDITION;

THENCE, S 71 DEGREES 10' 50" E, 234.49 FT. WITH THE SOUTH LINE OF SAID LOT 6, THE NORTH LINE OF SAID LOT 5, AND THE SOUTH LINE OF THIS TRACT TO A 1/2" IRON ROD FOUND IN THE CUL-DE-SAC OF QUAIL CREEK DRIVE; SAID ROD BEING THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE NORTHERLY WITH THE WEST LINE OF THE CUL-DE-SAC OF QUAIL CREEK DRIVE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 61 FEET, A LONG CHORD OF 55.30, AND A CHORD BEARING OF N 36 DEGREES 40' 43" E TO THE PLACE OF BEGINNING, CONTAINING 3.483 ACRES OF LAND, MORE OR LESS.