

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 1/11/2019	Grantor(s)/Mortgagor(s): MEGAN R DUFFY, SINGLE WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR, PRIMARY RESIDENTIAL MORTGAGE, INC.. ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC.
Recorded in: Volume: 0327 Page: 0468 Instrument No: 2019-23640	Property County: BAILEY
Mortgage Servicer: LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, VA 23452
Date of Sale: 11/7/2023	Earliest Time Sale Will Begin: 10:00 am
Place of Sale of Property: Bailey County Courthouse, 300 S. 1st Street, Muleshoe, TX 79347 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF AS EXHIBIT A"

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ronald Byrd, Jonathan Schendel, Charles Green, Lisa Bruno, Patrick Zwiars, Kristopher Holub, Dana Kamin, Aarti Patel, Auction.com, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

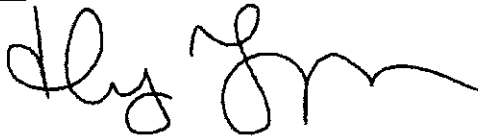
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

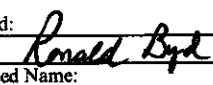
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 9/18/2023



Thuy Frazier, Attorney
 McCarthy & Holthus, LLP
 1255 West 15th Street, Suite 1060
 Plano, TX 75075
 Attorneys for LoanCare, LLC

Dated: 9/21/2023


 Printed Name: Ronald Byrd
 Substitute Trustee
 c/o Auction.com
 1255 West 15th Street, Suite 1060
 Plano, TX 75075

MH File Number: TX-23-99247-POS
Loan Type: Conventional Residential

TX-23-99247-POS

EXHIBIT "A"

Legal description of the land:

Tract of land in the Northwest Quarter of Section 21, Block Z, W.D. & F.W. Johnson Subdivision, Bailey County, Texas, being described as follows:

BEGINNING at a nail, along the North line of Section 21, 347.86 feet S 89° 17' 15" E, from the Northwest corner of Section 21, set for the Northwest corner of this tract;
THENCE S 89° 17' 15" E, along the North line of Section 21, a distance of 347.86 feet to the Northeast corner of this tract;
THENCE S 00° 39' 25" W, at a distance of 40.0 feet pass a rebar set for reference in the South Right Of Way of County Road 1028, in all a total distance of 313.0 feet to a rebar set for the Southeast corner of this tract;
THENCE N 89° 17' 15" W, at a distance of 347.86 feet to a rebar set for the Southwest corner of this tract;
THENCE N 00° 38' 19" E, parallel to West line of Section 21, a distance of 273.0 feet pass a rebar set for reference in the South Right Of Way of County Road 1028, in all a total distance of 313.0 feet to the POINT AND PLACE OF BEGINNING; Said tract contains 2.500 acres of land.