

<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2023-0020 <b>RECORDED DATE:</b> 04/27/2023 01:53:59 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 4
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 945649 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Clerk	
<b>RETURN TO:</b> () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	<b>SUBMITTED BY:</b> MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	
<p>DOCUMENT # : FC-2023-0020          RECORDED DATE: 04/27/2023 01:53:59 PM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">   <b>Kerrie Cobb</b>            Limestone County Clerk         </div> </div>		

**PLEASE DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.  
 \*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE****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.**

Matter No.: 112192-TX

Date: April 24, 2023

County where Real Property is Located: Limestone

ORIGINAL MORTGAGOR: HIRAM CODY BATTREALL, SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR HOMETRUST MORTGAGE  
COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 6/23/2020, RECORDING INFORMATION: Recorded on 6/30/2020, as Instrument No.  
2020-0002419

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING AN 0.77 ACRE TRACT SITUATED IN THE PEDRO VARELA SURVEY A-30, FOREST GLADE AREA, LIMESTONE COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 0.77 ACRES TRACT DESCRIBED IN THE DEED TO ANDREA BARKER AND MARGAET SCHMOKE RECORDED IN INSTRUMENT NO. 201944443, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R), SAID 0.77 ACRE BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/6/2023, the foreclosure sale will be conducted in Limestone County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262




Matter No.: 112192-TX

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.

**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 KRISTOPHER HOLUB, AARTI PATEL, VIOLET NUNEZ, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, AURORA CAMPOS, ANGIE USELTON, DANA KAMIN, THOMAS GILBRAITH, DAVID RAY, AARON CRAWFORD, LORI GARNER, MOLLIE MCCOSLIN, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, AUCTION.COM, HARRIETT FLETCHER, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

**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.**



By:   
Paul A. Hoefker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036

## TS# 112192-TX Exhibit "A"

BEING AN 0.77 ACRE TRACT SITUATED IN THE PEDRO VARELA SURVEY A-30 FOREST GLADE AREA, LIMESTONE COUNTY TEXAS AND BEING ALL OF THAT CALLED 0.77 ACRES TRACT DESCRIBED IN THE DEED TO ANDREA BARKER AND MARGARET SCHMOKE RECORDED IN INSTRUMENT NO 201944443 DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.) SAID 0.77 ACRE BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES APN # R16756

BEING an 0.77 acre tract situated in the Pedro Varela Survey A-30 Forest Glade Area Limestone County, Texas, and being all of that called 0.77 acres tract described in the deed to Andrea Barker and Margaret Schmoke recorded in Instrument No 201944443, Deed Records of Limestone County, Texas (L.C.D.R.), said 0.77 acre being more particularly described by metes and bounds as follows:

BEGINNING at a found 2" steel pipe at a fallen brace post in a fence and the South line of the David L. Henry et ux called 9.86 acres tract of record in Vol. 1092, Pg. 44, L.C.D.R. for the Northeast corner of said 0.77 acre tract and this tract, same being the Northwest corner of the Bennie C. Posey tract of record in Vol. 449, Pg. 78, L.C.D.R.;

THENCE S 35°00'00"E 149.10 ft. with the East line of said 0.77 acre tract and the West Line of said Posey tract to a set 1/2" iron rod in the North line of county road LCR 470 for the Southeast corner of said 0.77 acre tract and this tract, same being the Southwest corner of said Posey tract;

THENCE S 60°14'34"W 77.50 with the South line of said 0.77 acre tract and the North line of said LCR 470 to a set 1/2" iron rod for an angle corner;

THENCE S 76°33'57"W 280.62 ft. with the South line of said 0.77 acre tract and the North line of said LCR 470 to a set 1/2" iron rod at the intersection of the said North line of LCR 470 and the East line of county road LCR 472 across tract for the Southwest corner of said 0.77 acres tract and this tract;

THENCE N 10°00'00"W 51.00 ft. with the West line of said 0.77 acre tract and the East line of said LCR 472 to a set 1/2" iron rod at the base of a 4" steel pipe fence corner post for the Northwest corner of said 0.77 acre tract and this tract, same being the Southwest corner of said Henry tract;

THENCE N 55°00'00"E (basis of bearing) 298.00 ft. along a fence, and with the North line of said 0.77 acre tract and the South line of said Henry tract to the point of BEGINNING, containing 0.77 acre.