

FILED FOR POSTING
At 11:55 O'clock A.M

AUG 13 2018

C&S No. 44-16-3848 / FHA / No / RECORD NOS
LoanCare, LLC

Kari French, Walker County Texas
by *[Signature]* Deputy

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: October 21, 2015

Grantor(s): Sonja Llewellyn-Fazzino and Michael Fazzino, wife and husband
Original Trustee: Jeffrey E. Bode
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Mid America Mortgage Inc., an Ohio Corporation, its successors and assigns
Recording Information: Vol. 1193, Page 412, or Clerk's File No. 00016161, in the Official Public Records of WALKER County, Texas.
Current Mortgagee: Mid America Mortgage, Inc., an Ohio Corporation
Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

TRACT ONE (1) (CONTAINING 1.26 ACRES) OF THE DRURY 3.06 ACRE TRACT, IN THE J.W. INGERSOLL LEAGUE, ABSTRACT NO.27, WALKER COUNTY, TEXAS ACCORDING TO THE AFFIDAVIT OF MINOR PLAT DATED MAY 14, 2013 RECORDED IN VOLUME 1074, PAGE 40 OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS.

Date of Sale: 10/02/2018 **Earliest Time Sale Will Begin:** 1:00 PM

APPOINTMENT OF 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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Karen Lilley as Substitute Trustee, Rebecca Hammond as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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. 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.



4666891

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the WALKER County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 9th day of August, 2018.

For Information:

Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



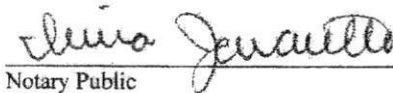
Nicole M. Barte, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

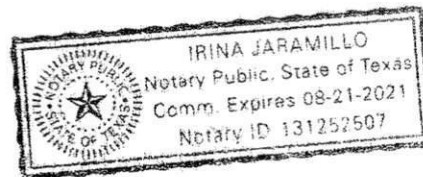
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Barte as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 9th day of August, 2018.



Notary Public
Signature



Posted and filed by: 
Printed Name: KAREN LILEY