

When recorded please return to:
Caliber Home Loans, Inc. –
Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

File Number: TX-18-9966-JY

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military 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.

WHEREAS, on 10/4/2005, LITO LOPEZ AND WIFE, JANICE LOPEZ, executed a Deed of Trust conveying to THOMAS E. BLACK, JR. as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument XX, Volume 285, Page 105, in the DEED OF TRUST OR REAL PROPERTY records of SAN SABA COUNTY, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/2/2019 beginning not earlier than 10:00 AM, or not later than three hours thereafter, I will sell said Real Estate in SAN SABA COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Property Address: 104 SHAWNEE TRAIL, CHEROKEE, TX 76832
Mortgage Servicer: Caliber Home Loans, Inc.
Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134
Reinstatement Line: (800) 401-6587
Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

WITNESS MY HAND this day, November 29, 2018

Linda Reppert

Linda Reppert, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Howard Whitney, Diasha Perkins, Jason Brewer, Maryna Danielian, Frederick Britton, Kristopher Holub, Patrick Zwiers, Substitute Trustee

Original Filed For Record

11-29-18 at 3:00 PM o'clock

K. Wells

CLERK, SAN SABA COUNTY, TEXAS



4676805

Exhibit A

Being 1.99 acres of the Fisher and Miller Survey No. 366, Abst. No. 378 in San Saba County, Texas, and being the same tract of land described in a Deed from Seth Bailey, et ux, to Bradford Porter James Little, et ux, dated August 15, 1995, as recorded in Vol. 218, Page 855 of the Deed Records of San Saba County, Texas; said 1.99 acres being more particularly described as follows:

BEGINNING at a 1/2 inch iron pin found at a fence corner of the Southwest corner hereof, being the Northwest corner of a 0.439 acre tract of land described in a Deed to Edward P. Burke, as recorded in Vol. 210, Page 407 of said Deed records;

THENCE North 00 deg. 18' 10" West, along the general course of a fence, 225.69 feet to a 1/2 inch iron pin found at a fence corner for the Northwest corner hereof;

THENCE North 89 deg. 24' 30" East, along the general course of a fence, 290.24 feet to a 1/2 inch iron pin found 1.5 feet East of a fence corner, said iron pin being on the West line of a 2.00 acre tract of land described in a Deed to Pete Castillo, as recorded in Vol. 213, Page 883 of said Deed Records;

THENCE South 00 deg. 03' 20" East, with the West line of said 2.00 acre tract, 14.06 feet to a 1/2 inch iron pin found for the Southwest corner of said 2.00 acre tract;

THENCE South 89 deg. 59' 40" East, with the South line of said 2.00 acre tract and along the general course of a fence, 95.96 feet to a 1/2 inch iron pin found on the West line of Shawnee Street for the Northeast corner hereof;

THENCE South 00 deg. 48' 40" East, along the general course of a fence on the West line of said Shawnee Street, 214.31 feet to a 1/2 inch iron pin found for the Northeast corner of said 0.439 acre tract;

THENCE South 89 deg. 57' 05" West, with the North line of said 0.439 acre tract, 388.04 feet to the PLACE OF BEGINNING.