

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/19/2018	Grantor(s)/Mortgagor(s): JORDAN PADON, AN UNMARRIED MAN, AND TORI BANNO, AN UNMARRIED WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Lakeview Loan Servicing, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2018000004714	Property County: ROCKWALL
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: 6/3/2025	Earliest Time Sale Will Begin: 11am
Place of Sale of Property: The area immediately outside on the front steps of the Rockwall County Courthouse, located at 1111 Yellowjacket Lane in Rockwall, Rockwall County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED 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, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, Terry Waters, Jack Beckman, David Stockman, Guy Wiggs, Donna Stockman, Michelle Schwartz, Janet Pinder, Brandy Bacon, Jamie Dworsky, Randy Daniel or Cindy Daniel or Jim O'Bryant, 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.

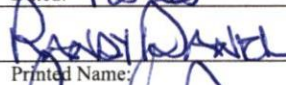
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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: 4/1/2025

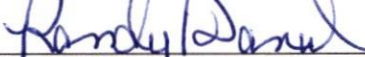


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for LoanCare, LLC

Dated: 4/3/25



Printed Name:



Substitute Trustee
c/o Auction.com
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-25-108475-POS
Loan Type: Conventional Residential

FILED FOR RECORD
ROCKWALL CO. TEXAS
25 APR -3 AM 8:03
JENNIFER FOGG
ROCKWALL COUNTY CLERK
BY 7189 DEPUTY

EXHIBIT "A"

Being a 0.30 acre of land being situated in the JAMES THOMPSON SURVEY, Abstract Number 229, in the City of Royse City, Rockwall County, Texas, same being that tract of land conveyed to Rhonda Airheart, by deed recorded in Instrument Number 20140000003432, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said corner being along the West line of Barton Street (public right-of-way) and being the Southeast corner of that tract of land conveyed to N.M. McCalmon, by deed recorded in Document Number 00353320, Official Public Records, Rockwall County, Texas;

THENCE South 00 degrees 05 minutes 00 seconds West, along the West line of said Barton Street, a distance of 90.00 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Roland B. Pelt, by deed recorded in Document Number 00317172, Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 10 minutes 11 seconds West, along the North line of said Pelt tract, a distance of 147.40 feet to a 1/2 inch iron rod set for corner, said corner being the Northwest corner of said Pelt tract, being the Northeast corner of that tract of land conveyed to Norma R. Sturgis, by deed recorded in Volume 474, Page 156, Deed Records, Rockwall County, Texas and being the Southeast corner of that tract of land conveyed to Lou Ann Thomas, a single woman, by deed recorded in Volume 932, Page 266, Deed Records, Rockwall County, Texas;

THENCE North 00 degrees 15 minutes 48 seconds West, along the East line of said Thomas tract, and continuing along that tract of land conveyed to Linda Wilson and Jerry Bob Pierce, by deed recorded in Instrument Number 2009-00414142, Official Public Records, Rockwall County, Texas, a distance of 90.00 feet to a "X" set for corner, said corner being the Southwest corner of said McCalmon tract;

THENCE South 89 degrees 10 minutes 23 seconds East, along the South line of said McCalmon tract, a distance of 147.95 feet to the POINT OF BEGINNING and containing 13,341 square feet or 0.30 acres of land.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. ANY STATEMENT IN THE ABOVE LEGAL DESCRIPTION AS TO THE AREA OR QUANTITY OF LAND IS NOT A REPRESENTATION THAT SUCH AREA OR QUANTITY IS CORRECT, BUT IS MADE SOLELY FOR INFORMATIONAL AND/OR IDENTIFICATION PURPOSES AND DOES NOT OVERRIDE THE EXCEPTION CONTAINED IN SCHEDULE B ITEM 2 HEREIN.