

Our File Number: 18-00831

Name: MICHAEL RICHARD BOLCER AND BARBARA BOLCER, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 2, 2014, MICHAEL RICHARD BOLCER AND BARBARA BOLCER, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to SCOTT EVERETT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00066362, in Book 1792, at Page 473, in the DEED OF TRUST OR REAL PROPERTY records of HILL 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 has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 5, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in HILL COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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 in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND SITUATED IN THE H.S. SIMONTON SURVEY, ABSTRACT 841, HILL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 17.202 ACRES IN THE DEED FROM DONNIE N. JENNINGS TO JOE R. KNIGHT AND WIFE, EMILY JANE KNIGHT, DATED OCTOBER 26, 1994, RECORDED IN VOLUME 836, PAGE 457 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

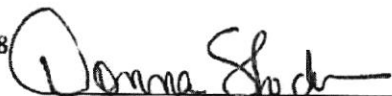
Property Address: 1282 FM 1946
BYNUM, TX 76631
Mortgage Servicer: LOANCARE, LLC
Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

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.

ACTIVE MILITARY SERVICE NOTICE

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 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.

WITNESS MY HAND this 14 day of May, 2018



Tim Lewis, David Stockman, Brenda Wiggs,
Donna Stockman, Denise Boerner, Juanita Cox,
Guy Wiggs, Jimmy Carroll Brewer, Stephan
Rawlings, Michelle Schwartz, Kathy Arrington,
Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2018 MAY 14 A 10:41

TRACT I:

EXHIBIT "A"

All that certain lot, tract, or parcel of land lying and situated in the H.S. Simonton Survey, Abstract 841, Hill County, Texas, being a part of that certain tract of land described as 17.202 acres in the deed from Donnie N. Jennings to Joe R. Knight and wife, Emily Jane Knight, dated October 26, 1994, recorded in Volume 836, Page 457 of the Official Public Records of Hill County, Texas, being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at a corner, the northwest corner of said 17.202 acre tract, the northeast corner of that certain tract of land described in the deed from William G. Killough to Larry Wayne Degner and wife, Kathy Sue Degner, dated March 10, 2000, recorded in Book 1472, Page 341 of the Official Public Records of Hill County, Texas, said corner being in a circular curve to the right having a radius of 910.25 feet, lying in the southerly line of F.M. 1946;

THENCE In a northeasterly direction along the arc of said circular curve having an arc distance of 167.11 feet and a chord bearing and distance of North 67 degrees 42 minutes 05 seconds East, 166.88 feet to a 1/2 inch iron rod set at a corner, the northwest corner of Tract 2, an outside ell corner of Tract 1, lying in the southerly line of said F.M. 1946, said corner being in a circular curve to the right having a radius of 910.25 feet, the POINT OF BEGINNING;

THENCE In a northeasterly direction along the arc of said circular curve having a arc distance of 167.11 feet and a chord bearing and distance of North 78 degrees 13 minutes 13 seconds East, 166.88 feet to a 5/8 inch capped iron rod found at a corner, the northwest corner of that certain tract of land described as 2.00 acres in the deed from Joe R. Knight and wife, Emily Jane Knight to Lea A. Walker, III, dated August 4, 1998, recorded in Volume 985, Page 709 of the Official Public Records of Hill County, Texas;

THENCE South 28 degrees 59 minutes 38 seconds East, 662.68 feet along the westerly line of said 2.00 acre tract to a 5/8 inch capped iron rod found at a corner, an inside ell corner of said 2.00 acre tract;

THENCE South 49 degrees 03 minutes 55 seconds West, 195.05 feet along the northerly line of said 2.00 acre tract to a 1/2 inch iron rod set at a corner, the most westerly northwest corner of said 2.00 acre tract;

THENCE North 26 degrees 36 minutes 06 seconds West, 753.08 feet to the point of beginning, and containing 2.71 acres of land, more or less.

TRACT II:

All that certain lot, tract, or parcel of land lying and situated in the H.S. Simonton Survey, Abstract 841, and the T. Richardson Survey, Abstract 795, Hill County, Texas, being a part of that certain tract of land described as 17.202 acres in the deed from Donnie N. Jennings to Joe R. Knight and wife, Emily Jane Knight, dated October 26, 1994, recorded in Volume 836, Page 457 of the Official Public Records of Hill County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at a corner, the northwest corner of said 17.202 acre tract, the northeast corner of that certain tract of land described in the deed from William G. Killough to Larry Wayne Degner and wife, Kathy Sue Degner, dated March 10, 2000, recorded in Book 1472, Page 341 of the Official Public Records of Hill County, Texas, said corner being in a circular curve to the right having a radius of 910.25 feet, lying in the southerly line of F.M. 1946;

THENCE in a northeasterly direction along the arc of said circular curve having an arc distance of 167.11 feet and a chord bearing and distance of North 67 degrees 42 minutes 05 seconds East, 166.88 feet to a 1/2 inch iron rod set at a corner, an outside ell corner of Tract 1, lying in the southerly line of said F.M. 1946;

THENCE South 26 degrees 36 minutes 06 seconds East, 753.08 feet to a 1/2 inch iron rod set at a corner, the most westerly northwest corner of that certain tract of land described as 2.00 acres in the deed from Joe R. Knight and wife, Emily Jane Knight to Lea A. Walker, III, dated August 4, 1998, recorded in Volume 985, Page 709 of the Official Public Records of Hill County, Texas;

THENCE South 40 degrees 56 minutes 06 seconds East, 354.15 feet along the westerly line of said 2.00 acre tract to a 5/8 inch capped iron rod found at a corner, the southwest corner of said 2.00 acre tract;

THENCE North 49 degrees 06 minutes 11 seconds East, 238.31 feet along the southerly line of said 2.00 acre tract to a 5/8 inch capped iron rod found at a corner, the southeast corner of said 2.00 acre tract;

THENCE North 40 degrees 55 minutes 32 seconds West, 251.50 feet along the easterly line of said 2.00 acre tract to a 5/8 inch capped iron rod found at a corner, an outside ell corner of said 2.00 acre tract;

THENCE South 72 degrees 05 minutes 44 seconds West, 54.44 feet to a 5/8 inch capped iron rod found at a corner, an inside ell corner of said 2.00 acre tract;

THENCE North 28 degrees 58 minutes 31 seconds West, 739.43 feet along the easterly line of said 2.00 acre tract to a 5/8 inch capped iron rod found at a corner, the northeast corner of said 2.00 acre tract, said corner being on the southerly line of said F.M. 1946 and in a circular curve to the right having a radius of 910.25;

THENCE in a northeasterly direction along the arc of said circular curve to the right having an arc distance of 22.87 feet and a chord bearing and distance of North 84 degrees 54 minutes 49 seconds East, 22.87 feet to a 1/2 inch iron rod set at a corner, at the end of said curve, lying in the southerly line of said F.M. 1946;

THENCE North 85 degrees 38 minutes 00 seconds East, 359.50 feet along the northerly line of said 17.202 acre tract and the southerly line of said F.M. 1946 to a 1/2 inch iron rod set at a corner, said corner being in a circular curve to the left having a radius of 999.93 feet;

THENCE in a northeasterly direction along the arc of said circular curve having an arc distance of 148.82 feet and a chord bearing and distance of North 81 degrees 22 minutes 10 seconds East, 148.69 feet to a 1/2 inch iron rod set at a corner, the northeast corner of said 17.202 acre tract and this, lying in the northerly line of that certain tract of land described as 160 acres in the deed from Robert Inman Edens and wife, Hazel Fern Edens to Milford Dutton and wife, Dorris Dutton, dated January 19, 1979, recorded in Volume 577, Page 965 of the Deed Records of Hill County, Texas;

TRACT II CONTINUED:

THENCE South 59 degrees 38 minutes 27 seconds West, 300.00 feet to a 1/2 inch iron rod set at a corner, the northwest corner of said 160 acre tract;

THENCE South 30 degrees 39 minutes 23 seconds East, 1065.79 feet along the easterly line of said 17.202 acre tract and the westerly line of said 160 acre tract to a 1/2 inch iron rod set at a corner, the southeast corner of said 17.202 acre tract, the northeast corner of that certain tract of land described 1.602 acres in the deed from William G. Killough and wife, Pauline Killough to Donna Williams Cordell, dated September 5, 2001, recorded in Volume 1142, Page 125 of the Official Public Records of Hill County, Texas;

THENCE South 61 degrees 12 minutes 42 seconds West, 290.97 feet along the southerly line 17.202 acre tract and the northerly line of said 1.602 acre tract to a 1/2 inch iron rod set at a corner;

THENCE South 57 degrees 15 minutes 27 seconds West, 184.27 feet continuing along the southerly line of said 17.202 acre tract and northerly line of said 1.602 acre tract to a 1/2 inch iron set at a corner, the northwest corner of said 1.602 acre tract, an angle point of the aforementioned Degner tract;

THENCE North 69 degrees 41 minutes 48 seconds West, 42.93 feet along the westerly line of said 17.202 acre tract and the easterly line of said Degner tract to a 1/2 inch iron rod set at a corner;

THENCE South 80 degrees 26 minutes 27 seconds West, 100.58 feet along the westerly line of said 17.202 acre tract and the easterly line of said Degner tract to a 1/2 inch iron rod set at a corner;

THENCE North 68 degrees 57 minutes 03 seconds West, 40.18 feet along the westerly line of said 17.202 acre tract and the easterly line of said Degner tract to a 1/2 inch iron rod set at a corner;

THENCE North 36 degrees 37 minutes 34 seconds West, 234.57 feet along the westerly line of said 17.202 acre tract and the easterly line of said Degner tract to a 1/2 inch iron rod found at a corner;

THENCE North 28 degrees 16 minutes 29 seconds West, 40.89 feet along the westerly line of said 17.202 acre tract and the easterly line of said Degner tract to a 1/2 inch iron rod found at a corner;

THENCE North 05 degrees 20 minutes 27 seconds West, 269.74 feet along the westerly line of said 17.202 acre tract and the easterly line of said Degner tract to a 1/2 inch iron rod found at a corner;

THENCE North 29 degrees 36 minutes 48 seconds West, 750.32 feet along the westerly line of said 17.202 acre tract and the easterly line of said Degner tract to the point of beginning, and containing 12.45 acres of land, more or less.

TRACT III:

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the N. S. Simonton Survey A-841 in Hill County, Texas. Said land is a part of that certain 17.202 acre tract described in a deed from Donnie N. Jennings to Joe R. Knight et ux, Emily Jane Knight as recorded in Volume 836, Page 457 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 5/8" iron rod set in the south line of F.M. 1946 for the northwest corner of this, said rod being $N72^{\circ}40'26"E$ 332.76 feet from a 1/2" iron rod found for the northwest corner of said 17.202 acre tract;

THENCE with the south line of F.M. 1946, $N83^{\circ}29'05"E$ 10.84 feet to a 5/8" iron rod set for the northeast corner of this;

THENCE $S29^{\circ}15'06"E$ 739.67 feet to a 5/8" iron rod set for an inside all corner of this;

THENCE $N71^{\circ}46'39"E$ 54.59 feet to a 5/8" iron rod set for an outside all corner of this;

THENCE $S41^{\circ}11'36"E$ 251.47 feet to a 5/8" iron rod set for the southeast corner of this;

THENCE $S48^{\circ}48'25"W$ 238.45 feet to a 5/8" iron rod set for the southwest corner of this;

THENCE $N41^{\circ}11'33"W$ 354.18 feet to a 5/8" iron rod set for an outside all corner of this;

THENCE $N48^{\circ}48'28"E$ 195.18 feet to a 5/8" iron rod set for an inside all corner of this;

THENCE $N29^{\circ}15'05"W$ 662.77 feet to the place of beginning, containing 2.000 acres of land.