

**NOTICE OF [SUBSTITUTE] 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.**

**1. Date, Time, and Place of Sale.**

Date: 02/04/2020

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Galveston County, pursuant to §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 of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/29/2004 and recorded in the real property records of Galveston County, TX and is recorded under Clerk's File/Instrument Number, 2004079320 with Janna Lee Head (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Janna Lee Head, securing the payment of the indebtedness in the original amount of \$95,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Loancare, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT TWO (2), AND THE ADJOINING SOUTHWESTERLY TWO FEET (SW, 2') OF LOT THREE (3), OF BLOCK FOUR (4), OF ANNALEA KINGSPARK, SECTION "A" AND WHITEHALL, SECTION "A", A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1616, PAGE 74, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.



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6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LoanCare LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Loancare, LLC  
3637 Sentara Way  
Virginia Beach, VA 23452



**SUBSTITUTE TRUSTEE**  
Steve Leva, Sandy Dasigenis, Lillian Poelker, Jeff  
Leva, Patricia Poston,  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared STEVE LEVA, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30<sup>TH</sup> day of DECEMBER, 2019.



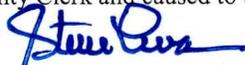
NOTARY PUBLIC in and for



\_\_\_\_\_ COUNTY  
My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is STEVE LEVA, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on DECEMBER 30, 2019 I filed at the office of the Galveston County Clerk and caused to be posted at the Galveston County courthouse this notice of sale.



Declarants Name: STEVE LEVA  
Date: DEC 30, 2019

**FILED**

Instrument Number: *FILED2019001745*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 12/30/2019 10:29AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



*Dwight D. Sullivan*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*