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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2024 MAR 28 PM 2:04

Matter No.: 120630-TX

Date: March 27, 2024

County where Real Property is Located: Hill

ORIGINAL MORTGAGOR: ISRAEL CAVAZOS AND JULIE CONTRERAS, A MARRID COUPLE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 10/21/2022, RECORDING INFORMATION: Recorded on 10/26/2022, as Instrument No. 00141846 in Book OPR 2224 Page 755 and later modified by a loan modification agreement recorded as Instrument 00145201, Vol. OPR 2245, Pg. 12 on 03/06/2023

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE F. LUDRICK SURVEY, ABSTRACT NO. 521, HILL COUNTY, TEXAS, AND BEING THE RESIDUE OF JOYCE DE LA GARZA 101.007 ACRE TRACT, DESCRIBED BY DEED, RECORDED IN VOLUME 2018, PAGE 709 OF THE HILL COUNTY DEED RECORDS, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/4/2024, the foreclosure sale will be conducted in Hill County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262



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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 §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE DONNA STOCKMAN, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, MICHELLE SCHWARTZ, JAMIE DWORSKY, ANGELA COOPER, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: 

Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

EXHIBIT A

TS# 120630-TX

All that certain lot, tract, or parcel of land situated in the F. Ludrick Survey, Abstract No. 521, Hill County, Texas, and being the residue of the Joyce De La Garza 101.007 acre tract, described by Deed, recorded in Volume 2018, Page 709 of the Hill County Deed Records, and being more fully described by metes and bounds as follows:

Beginning on $\frac{1}{2}$ " Iron Rod found for the southeast corner of this tract, and being the original southeast corner of said 101.007 acre tract; said point located in the north line of the Thomas & Mandy Kutcherousky 38.036 acre tract, described by Deed, recorded in Volume 1771, Page 633 of said Deed Records, and being the southwest corner of the Gary & Brenda Adair 54.01 acre tract, described by Deed, recorded in Volume 1969, Page 269 of said Deed Records;

Thence S $59^{\circ} 22' 23''$ W 1811.19 feet with said north line of the Kutcherousky tract to a point at or near the centerline of Hill County Road No. 3212 for the northwest corner, and being the southwest corner of this tract; Reference: N $59^{\circ} 22' 23''$ E 29.00 feet to a $\frac{1}{2}$ " Iron Rod found in the east line of said County Road;

Thence N $30^{\circ} 52' 45''$ W 264.35 feet with said County Road to a point for the northwest corner of this tract; Reference: N $59^{\circ} 22' 23''$ E 30.00 feet to a $\frac{1}{2}$ " Iron Rod set in the east line of said County Road;

Thence N $59^{\circ} 22' 23''$ E 1813.84 feet along the north line of this tract to a $\frac{1}{2}$ " Iron Rod set for the northeast corner; said point located in the west line of said Adair tract;

Thence S $30^{\circ} 18' 17''$ E 264.35 feet with the west line of said Adair tract, and the east line of this tract to the place of beginning and containing within this description 11.00 acres of land;