



20TX560-0027

400 PEARSON STREET, NATALIA, TX 78059

## NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOTS 1, 2 AND 3, BLOCK 28, CITY OF NATALIA, IN MEDINA COUNTY, TEXAS, ACCORDING TO PLAT OF RECORD IN VOLUME 2, PAGE 3 AND IN VOLUME 2, PAGE 184 OF THE MAP AND PLAT RECORDS OF MEDINA COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated August 10, 2017 and recorded on August 11, 2017 as Instrument Number 2017005991 in the real property records of MEDINA County, Texas, which contains a power of sale.
- Sale Information:** April 07, 2020, at 1:00 PM, or not later than three hours thereafter, at the area on the north side of the Medina County Courthouse located below the fire escape stairwell, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by RAUL LOZA secures the repayment of a Note dated August 10, 2017 in the amount of \$86,406.00. ATLANTIC BAY MORTGAGE GROUP, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Suite 303, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**



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**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.**



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Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, TX 75024



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Substitute Trustee(s): Deborah Martin, Troy Martin,  
Alexis Martin, Cassie Martin, Terri Martin, Shelby  
Martin, Martha Rossington, Ramon Perez, Erika  
Aguirre, Candice Shulte, Garrett Sanders, Marcia  
Chapa, Stacey Sanders, Amy Ortiz, Nancy Gomez,  
Leo Gomez, Vicki Rodriguez  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, TX 75024

**Certificate of Posting**

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MEDINA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**FILED AND RECORDED**

**Instrument Number: 20-00023**

Filing and Recording Date: 03/12/2020 09:27:45 AM Pages: 3 Recording Fee: \$3.00

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



A handwritten signature in cursive script that reads "Gina Champion".

Gina Champion, County Clerk  
Medina County, Texas

Filed By Delia Colon Deputy

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