

205 CR. 2731
MICO, TX 78056

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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: April 02, 2019

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE AREA IN FRONT OF THE NORTH DOOR OF THE MEDINA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

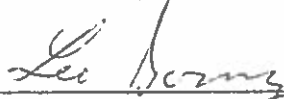
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 12, 2013 and recorded in Document CLERK'S FILE NO. 2013001980 real property records of MEDINA County, Texas, with RENE MONTANO AND KIM Y MONTANO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RENE MONTANO AND KIM Y MONTANO, securing the payment of the indebtednesses in the original principal amount of \$254,997.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CASTLE & COOKE MORTGAGE, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

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 § 51.0025, 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:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



NANCY GOMEZ OR LEO GOMEZ

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Leo Gomez and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 2/11/19 I filed at the office of the MEDINA County Clerk and caused to be posted at the MEDINA County courthouse this notice of sale.

LEO GOMEZ
Declarant's Name:

Date 2/11/19

EXHIBIT "A"

ALL THAT CERTAIN 7.50 ACRES, MORE OR LESS, IN THE BEAR SPRING RANCH SUBDIVISION, UNIT EIGHT, LOT 270, MORE FULLY DESCRIBED IN THE WARRANTY DEED TO THE VETERANS LAND BOARD DATED JUNE 14, 2003, RECORDED IN VOLUME 491, PAGE 924, OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS; AND FURTHER DESCRIBED IN THAT CONTRACT OF SALE AND PURCHASE DATED JUNE 14, 2003, RECORDED IN VOLUME 491, PAGE 927, OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

FILED AND RECORDED

Instrument Number: 19-00024

Filing and Recording Date: 02/11/2019 08:46:22 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.



Gina Champion

Gina Champion, County Clerk
Medina County, Texas

Filed By Leeann Quintanilla Deputy