

825 County Road 3821 , San Antonio, TX 78253

18-029094

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: 02/05/2019

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Medina 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 09/15/2016 and recorded in the real property records of Medina County, TX and is recorded under Clerk's File/Instrument Number 2016006564 with Richard G. Salas (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as Nominee for AM CAP Mortgage, LTD mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Richard G. Salas, securing the payment of the indebtedness in the original amount of \$152,683.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 7, BLOCK 2, WEST VIEW SUBDIVISION, UNIT 3, SITUATED IN MEDINA COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 41, PLAT RECORDS, MEDINA 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. Lakeview Loan Servicing, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

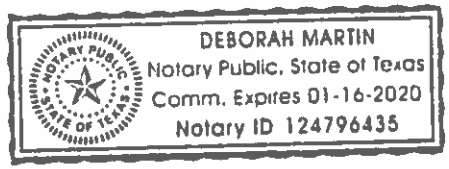
Cenlar FSB
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

Troy Martin
SUBSTITUTE TRUSTEE
Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Deanna Ray, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Yelena Lantsova, Amy Ortiz, Vanessa Ramos, Deanna Ray, Irene Salazar, Richard Holton whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Medina

Before me, the undersigned authority, on this day personally appeared Troy Martin, 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 20 day of December, 2018.



Deborah Martin
NOTARY PUBLIC in and for
Medina COUNTY
My commission expires: 1/16/2020
Print Name of Notary:
Deborah Martin

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____

FILED AND RECORDED

Instrument Number: 18-00141

Filing and Recording Date: 12/20/2018 08:19:02 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 Leeann Quintanilla Deputy