

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: 05/02/2023

Time: Between 1:00 PM 4:00 PM and beginning not earlier than 1:00 PM and ending 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 October 27, 2016 and recorded in the real property records of Medina County, TX and is recorded under Clerk's Instrument No. 2016007528 with Mitchell K. Sample (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Mitchell K. Sample, securing the payment of the indebtedness in the original amount of \$188,977.00, 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 4, BLOCK 3, HARMONY PARK SUBDIVISION, IN THE CITY OF HONDO, MEDINA COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGE 122, PLAT RECORDS, MEDINA COUNTY, TEXAS.



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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

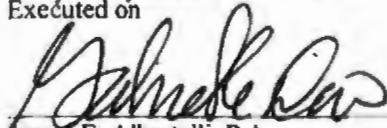
Lakeview Loan Servicing, LLC
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR COVIUS HOLDINGS, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

3/10/2023

Executed on



James E. Albertelli, P.A.
Phillip Traynor, Esq.
Gabrielle A. Davis, Esq.
Larissa Brito de Senna, Esq.
2201 W. Royal Ln, Suite 200
Irving, TX 75063

3/14/2023

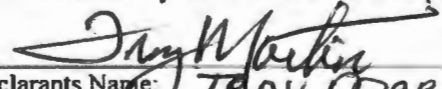
Executed on

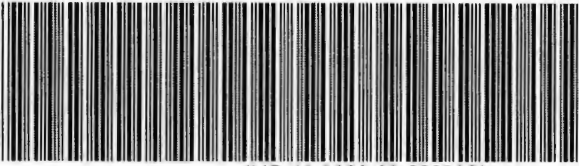


SUBSTITUTE TRUSTEE
Agency Sales & Posting
Troy Martin, Deborah Martin, Cassie Martin, Terri
Martin, Alexis Martin,
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is Troy Martin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3/14/2023 I filed at the office of the Medina County Clerk and caused to be posted at the Medina County courthouse this notice of sale.


Declarant's Name: Troy Martin
Date: March 14, 2023



VG-42-2023-23-000032

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 23-000032

Foreclosure Posting

Recorded On: March 14, 2023 08:45 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 23-000032
Receipt Number: 20230314000006
Recorded Date/Time: March 14, 2023 08:45 AM
User: Janay O
Station: ccscan2

Record and Return To:

MARTIN



**STATE OF TEXAS
Medina County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX