

24-237784

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: 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. **Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> April 27, 2016	<b>Original Mortgagor/Grantor:</b> JESUS HERNANDEZ OCHOA
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL SERVICES., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A. <b>Page:</b> N/A. <b>Instrument No:</b> 2016002909	<b>Property County:</b> MEDINA
<b>Mortgage Servicer:</b> LOANCARE LLC	<b>Mortgage Servicer's Address:</b> 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

\* 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.

**Secures:**Note in the original principal amount of \$98,188.00, executed by JESUS HERNANDEZ OCHOA and payable to the order of Lender.

**Property Address/Mailing Address:** 401 PEARSON ST, NATALIA, TX 78059

**Legal Description of Property to be Sold:** THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF MEDINA, STATE OF TEXAS: LOTS 7, 8 AND 9, BLOCK 27, NATALIA TOWNSITE, IN THE CITY OF NATALIA, MEDINA COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2, PAGE 3, PLAT RECORDS OF MEDINA COUNTY, TEXAS.

<b>Date of Sale:</b> November 05, 2024.	<b>Earliest time Sale will begin:</b> 1:00 PM
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**Place of sale of Property:** Medina County Courthouse Annex, East Side, 1300 Avenue M, Hondo, TX 78861 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Martha Rossington, Mary C LaFond, or Janice Stoner whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha



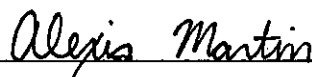
Rossington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Martha Rossington, Mary C LaFond, or Janice Stoner whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Martha Rossington, Mary C LaFond, or Janice Stoner whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

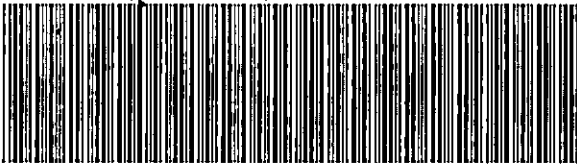
**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Martha Rossington, Mary C LaFond, or Janice Stoner OR Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Mary C. LaFond or Martha Rossington, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004  
PH: (470)321-7112



\*VG-42-2024-24-000120\*

Medina County  
Gina Champion  
Medina County Clerk

Instrument Number: 24-000120

Foreclosure Posting

Recorded On: September 26, 2024 10:46 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

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

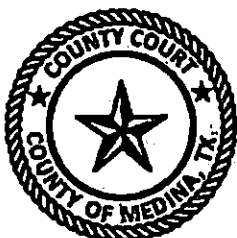
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 24-000120  
Receipt Number: 20240926000026  
Recorded Date/Time: September 26, 2024 10:46 AM  
User: Johnny P  
Station: ccscan1.medinacounty.local

**Record and Return To:**

ALEXIS 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