

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD

2023 MAR -2 PM 1:41

**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.**

Matter No.: 110834-TX

Date: March 1, 2023

County where Real Property is Located: Atascosa

ORIGINAL MORTGAGOR: JOSEPH PENA, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL  
COMPANY, LIMITED PARTNERSHIP, ITS SUCCESSORS AND  
ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

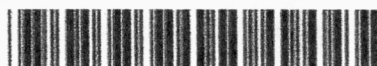
MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 1/24/2022, RECORDING INFORMATION: Recorded on 2/9/2022, as Instrument No.  
221802

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING CALLED TRACT ONE, 0.127 ACRES OUT  
OF THE NORTH PART OF LOTS 1 AND 2, BLOCK 81, OF THE CITY OF POTEET, ATASCOSA  
COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 34, PAGE 15, ATASCOSA  
COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS  
AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF LOT 2,  
BLOCK 81, THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF AVENUE K (A 50'  
WIDE R.O.W.), AND THE EAST RIGHT-OF-WAY LINE OF TENTH STREET (A 50' WIDE R.O.W.);  
THENCE: NORTH 80° 49' 43" EAST A DISTANCE OF 119.92 FEET ALONG AVENUE K TO A 1/2"  
IRON ROD SET AT THE NORTHEAST CORNER OF LOT 1, BLOCK 81, THE INTERSECTION OF  
THE SOUTH RIGHT-OF -WAY LINE OF AVENUE K AND THE WEST RIGHT-OF-WAY LINE OF  
ELEVENTH STREET (A 20' R.O.W.); THENCE: SOUTH 19° 15' 00" WEST A DISTANCE OF 62.22  
FEET ALONG ELEVENTH STREET AND THE EAST LINE OF BLOCK 81 TO A SET 1/2" IRON ROD;  
THENCE: SOUTH 83° 41' 13" WEST A DISTANCE OF 90.42 FEET ACROSS LOT 1 AND LOT 2 TO A  
1/2" IRON ROD SET ON THE EAST LINE OF TENTH STREET AND THE WEST LINE OF BLOCK 81;  
THENCE: NORTH 09° 10' 17" WEST A DISTANCE OF 50.21 FEET ALONG LAST SAID LINE TO THE  
POINT OF BEGINNING,

CONTAINING IN ALL 0.127 ACRES, OR 5548 SQUARE FEET OF LAND.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 5/2/2023, the foreclosure sale will be conducted in  
Atascosa County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas  
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the  
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The



Matter No.: 110834-TX

trustee's sale will be conducted no earlier than **12:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.



LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262

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.

**WHEREAS**, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, ALEXIS MARTIN, MARTHA ROSSINGTON, REYN ROSSINGTON, WAYNE DAUGHTREY, SHELBY MARTIN, JENNYFER SAKIEWICZ, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

**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.**

By:    
Paul A. Hoefker, Attorney  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**Return to:**  
ALDRIDGE PITE, LLP  
8880 RIO SAN DIEGO DRIVE, SUITE 725  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036