23-00785
385 AVENUE F, POTEET, TX 78065

FILED FOR RECORD
2023 JUN -1 PM 1:45
THERESA CARRASCO
ATASCOSA COUNTY CLERK
BY _____ DEPUTY

# NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Property: The Property to be sold is described as follows:

LOTS THREE (3) AND FOUR (4), BLOCK THIRTY-FOUR (34), TOWN OF POTEET, ATASCOSA COUNTY, TEXAS. AS PER PLAT OF RECORD IN VOLUME 34, PAGE 15, MAP AND PLAT RECORDS OF ATASCOSA COUNTY. TEXAS.

Security Instrument: Deed of Trust dated May 21, 2021 and recorded on December 9, 2021 at Instrument Number 220089 in the real property records of ATASCOSA County, Texas, which contains a power of sale.

Sale Information: July 5, 2023, at 12:00 PM, or not later than three hours thereafter, at the west porch to the Atascosa County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by ROGER AGUERO JR secures the repayment of a Note dated May 21, 2021 in the amount of $151,998.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

**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.**

4786623

*Kirk Schwartz*

De Cubas, Lewis & Schwartz, P.C.
Kirk Schwartz , Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Troy Martin

Substitute Trustee(s): Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Ramon Perez, Erika Aguirre, Candice Shulte, Garrett Sanders, Beatriz Sanchez, Stacey Sanders, Amy Ortiz, Terri Martin, Elizabeth Anderson, Bob Frisch, Wayne Daughtrey, Daniel McQuade, Marcela Cantu, Vanna Ho and Auction.com employees included but not limited to those listed herein.

c/o De Cubas, Lewis & Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Troy Martin, declare under penalty of perjury that on the 1 day of June, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ATASCOSA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).