

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.: 119866-TX

Date: January 31, 2024

County where Real Property is Located: Brown

ORIGINAL MORTGAGOR: CRISTINA GENTRY AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

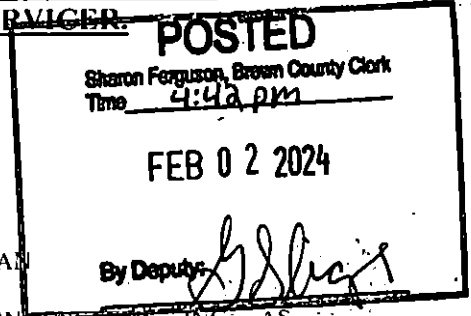
DEED OF TRUST DATED 11/30/2020, RECORDING INFORMATION: Recorded on 12/1/2020, as Instrument No. 2007138

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): FIELD NOTES FOR A TRACT OF LAND IN BROWN COUNTY, TEXAS, SAID TRACT BEING PART OF LOT 8, BLOCK 2, OF THE GLENN WOOD ADDITION TO THE CITY OF EARLY, ACCORDING TO THE PLAT OF RECORD RECORDED IN VOLUME 4, PAGE 8, PLAT RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT DESCRIBED IN A DEED FROM ROBERT W. CHRANE, ET UX, TO CIMATOM PROPERTIES, LLC AS RECORDED IN VOLUME 1674, PAGE 393, REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING SOMETIMES KNOWN AS 1319 VIRGINIA AVENUE AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/2/2024, the foreclosure sale will be conducted in Brown 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 trustee's sale will be conducted no earlier than 10:00 AM, 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




Matter No.: 119866-TX

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 ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, KIM ANDERSON, RON ANDERSON, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ, AUCTION.COM, LEMAR CRAVES, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, REYN ROSSINGTON, LOUIS STARZEL, TOM SWEARINGEN, JUSTIN SLONE, PAUL A. HOEFKER** 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

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
Phone: (866) 931-0036

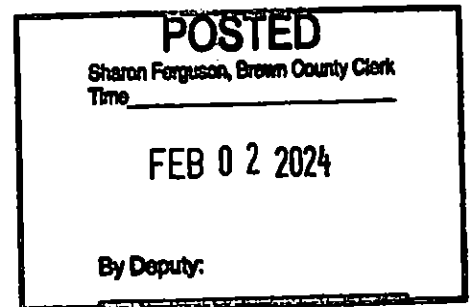


EXHIBIT "A"

FIELD NOTES for a tract of land in Brown County, Texas, said tract being part of Lot 8, Block 2, of the Glenn Wood Addition to the City of Early, according to the plat of record recorded in Volume 4, Page 8, Plat Records of Brown County, Texas, said tract being the same tract described in a deed from Robert W. Chrane, et ux, to Cimatom Properties, LLC as recorded in Volume 1674, Page 393, Real Property Records of Brown County, Texas, said tract being sometimes known as 1319 Virginia Avenue and being more fully described as follows:

BEGINNING at a 3/8" iron stake set in the ground in the South line of Virginia Avenue, said stake marking the Northeast corner of said Lot 8 and this tract;

THENCE S 21° 43' 00" E 163.50' (Basis of Bearing - Plat Call) to a 3/8" iron stake set in the ground, said stake marking the Southeast corner of said Lot 8 and this tract;

THENCE S 68° 17' 00" W 85.00' to a 3/8" iron stake set in the ground, said stake marking the Southwest corner of this tract;

THENCE N 21° 43' 00" W 173.2' to a 3/8" iron stake found in the ground in the South line of Virginia Avenue, said stake marking the P.C. of a curve to the right and the Northwest corner of this tract;

THENCE 85.60' along said South line and said curve to the right with a radius of 716.20' and a central angle of 06° 50' 53" to the place of **BEGINNING**.

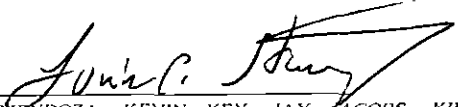
AFFIDAVIT OF POSTING

THE STATE OF TEXAS
COUNTY OF Brown

§
§
§

Pursuant to the applicable provisions of Texas law, I, ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, KIM ANDERSON, RON ANDERSON, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ, AUCTION.COM, LEMAR CRAVES, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, REYN ROSSINGTON, LOUIS STARZEL, TOM SWEARINGEN, JUSTIN SLONE, PAUL A. HOEFKER on February 1, 2024, on behalf of and at the specific instruction and request of LOANCARE, LLC did file a Notice of Trustees Sale with the County Clerk of Brown County, Texas and did post a like Notice at the door of the Courthouse of Brown County, Texas. The land described in the Notice of Trustee's Sale is located in Brown County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

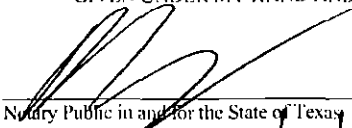
DATED: 2-01, 2024



ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, KIM ANDERSON, RON ANDERSON, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ, AUCTION.COM, LEMAR CRAVES, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, REYN ROSSINGTON, LOUIS STARZEL, TOM SWEARINGEN, JUSTIN SLONE, PAUL A. HOEFKER

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com, Lemar Craves, Christopher D. Brown, Stephen E. Haynes, Reyn Rossington, Louis Starzel, Tom Swearingen, Justin Slone, Paul A. Hoefker who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 1st day of February, 2024



Notary Public in and for the State of Texas
My commission expires: 04/12/25

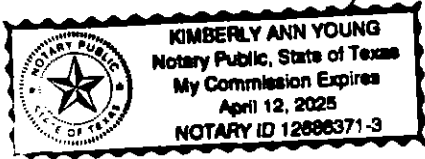


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Return to:
ALDRIDGE PITE, LLP
8880 Rio San Diego Drive, Suite 725
P.O. Box 17935
San Diego, CA 92108
T.S. No.: 119866-TX

