

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.: 100248-TX

Date: November 3, 2023

County where Real Property is Located: Jackson

ORIGINAL MORTGAGOR: ANNA M LAZO AND PABLO SERGIO LAZO, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A
SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 7/29/2019, RECORDING INFORMATION: Recorded on 7/30/2019, as Instrument No.
2019-01920

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING 8.83 ACRES SITUATED IN AND A PART
OF LOT 28 OF THE HUSTON RANCH SUBDIVISION (VOLUME 1, PAGE 7 SLIDE 4A, PLAT
RECORDS, JACKSON COUNTY, TEXAS) IN THE WILLIAM BRIDGES LEAGUE, ABSTRACT NO, 9,
JACKSON COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **1/2/2024**, the foreclosure sale will be conducted in **Jackson** 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:

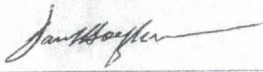
LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

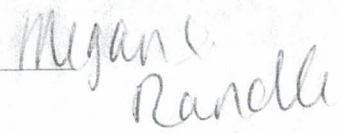
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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 PATSY ANDERSON, MICHELLE FOLTZ, DEBBY JURASEK, MEGAN L. RANDLE, EBBIE MURPHY, JENNYFER SAKIEWICZ, 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 Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092, 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
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
866-931-0036

EXHIBIT "A"

Being 8.83 acres situated in and a part of Lot 28 of the Huston Ranch Subdivision (Volume 1, Page 7 Slide 4A, Plat Records, Jackson County, Texas) in the William Bridges League, Abstract No. 9, Jackson County, Texas, and is a portion of that certain 182.78 acres of land described as Tract Two in a Partition Deed to Charles Michael Marthiljohni recorded in Volume 580, Page 666 of the Official Records of Jackson County, Texas, including that certain 2.00 acres described in an Exchange Gift Deed from David Carl Marthiljohni and wife, Constance W. Marthiljohni, to Charles Michael Marthiljohni and wife, Jessica Marthiljohni, recorded in Volume 191, Page 411 of the Official Records of Jackson County, Texas. This 8.83 acres is more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod (capped "Ellis 4736") set in the Southwest line of Farm to Market Road No. 822 and the Southeast line of a County Road for the North corner of this 8.83 acres, also being the North corner of said 2.00 acre tract;

THENCE S 24 degrees, 39'00" E (bearing reference line) with the Southwest line of Farm to Market Road No. 822 at 195.16 feet passing a 1/2 inch iron pipe found for the East corner of said 2.00 acre tract, continuing on the same course a TOTAL DISTANCE of 968.52 feet to a 1/2 inch iron rod (capped "Ellis 4736") set for the East corner of this 8.83 acre tract;

THENCE crossing said 182.78 acre tract with and along an existing fence as follows:

N 81 degrees, 51'58" W a distance of 594.04 feet to a corner post for a corner of this 8.83 acres;

S 48 degrees, 34'13" W a distance of 15.64 feet to a corner post found for the South corner of this 8.83 acres;

N 34 degrees, 14'56" W a distance of 244.14 feet to a 2 inch metal corner post found for a corner of this 8.83 acres;

THENCE with a metal bar fence as follows:

S 49 degrees, 53'17" W a distance of 14.36 feet to a 2" metal fence corner post for a corner of this 8.83 acres

N 85 degrees, 06'59" W a distance of 10.27 feet to a 2" metal fence corner post for a corner of this 8.83 acres;

N 39 degrees, 49'52" W a distance of 33.98 feet to a 2" metal fence corner post for a corner of this 8.83 acres;

N 06 degrees, 40'36" E a distance of 4.82 feet to a 2" metal fence corner post for a corner of this 8.83 acres;

N 45 degrees, 40'06" E a distance of 4.47 feet to a 2" metal fence corner post for a corner of this

8.83 acres;

N 39 degrees, 47'03" W a distance of 12.13 feet to a 2" metal fence corner post of this 8.83 acres;

N 50 degrees, 39'01" E a distance of 13.85 feet to a 2" metal fence corner post for a corner of this 8.83 acres;

THENCE N 42 degrees, 57'19" W a distance of 135.44 feet to a 1/2 inch iron rod (capped "Ellis 4736") set in the southeast line of said County Road for the West corner of this 8.83 acres;

THENCE N 45 degrees, 00'00" E with the Southeast line of County Road a distance of 655.51 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 8.83 acres, and bearings are based on a deed recorded in Volume 191 , Page 411 of the Official Records of Jackson County, Texas.

FILED

Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS

BY Jacklyn Duda
11-09-2023 1:54 pm