

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.: 108072-TX

NO. _____ TIME 12:45 Am

Date: December 19, 2022

DEC 21 2022

County where Real Property is Located: Tyler

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS

ORIGINAL MORTGAGOR: MARCO FRANCO CARUSO AND SPOUSE, ERIN CARUSO

Janet Brown

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD., ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 10/26/2015, RECORDING INFORMATION: Recorded on 10/28/2015, as Instrument
No. 15-4395 in Book 1135 Page 310

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOTS 2 & 3 IN BLOCK 617 OF WILDWOOD
RESORT CITY, A SUBDIVISION IN HARDIN AND TYLER COUNTIES, TEXAS AS PER MAP OR
PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF TYLER COUNTY,
TEXAS REFERENCE TO WHICH IS HEREBY MADE FOR ALL PURPOSES, AND SAID PROPERTY IS
CONVEYED SUBJECT TO ALL CONDITIONS, EASEMENTS, AGREEMENTS, RESERVATION, AND
RESTRICTIONS OF RECORD AFFECTING SAME, WHICH ARE AND SHALL BE BINDING ON
GRANTEE HEREIN.

MORE ACCURATELY DESCRIBED AS FOLLOWS:

BEING LOT TWO (2), AND LOT THREE (3), BLOCK SIX HUNDRED SEVENTEEN (617), WILDWOOD
RESORT CITY, A SUBDIVISION SITUATED IN TYLER COUNTY, TEXAS, ACCORDING TO THE
PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF TYLER
COUNTY, TEXAS, UNDER PLAT FILE NO. 194, PLAT RECORDS, TYLER COUNTY, TEXAS, TO
WHICH PLAT REFERENCE IS HEREIN MADE FOR ALL PERTINENT PURPOSES.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/7/2023, the foreclosure sale will be conducted in
Tyler County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property



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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 **1:00 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 TOMMY JACKSON, KEATA SMITH, STEPHANIE HERNANDEZ, 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

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