

NOTICE OF SUBSTITUTE TRUSTEE SALE

Posted
This 9th day of May, 2023
at 10:05 Am

Deed of Trust Date:
3/18/2021

Grantor(s)/Mortgagor(s):
ANDREW SEGOVIA LOPEZ, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR AMCAP
MORTGAGE, LTD. DBA PROVIDENCE HOME LOANS,
ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Recorded in:
Volume:
Page:
Instrument No: 21-0614

Property County:
DEAF SMITH

Mortgage Servicer:
Flagstar Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
PO Box 660263,
Dallas, TX 75266

Legal Description: ALL OF LOT 29, BLOCK 4, CROSSPOINT ADDITION UNIT NO. 1, AN ADDITION TO THE CITY OF HEREFORD, DEAF SMITH COUNTY, TEXAS, AS SHOWN BY THE PLAT THEREOF OF RECORDED UNDER CLERK'S FILE NO. 19-1397, OFFICIAL PUBLIC RECORDS OF DEAF SMITH COUNTY, TEXAS.

Date of Sale: 5/2/2023

Earliest Time Sale Will Begin: 11:00:00 AM

Place of Sale of Property: 235 E. 3rd St., 2nd Floor, Hereford, Deaf Smith, TX, 79045 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

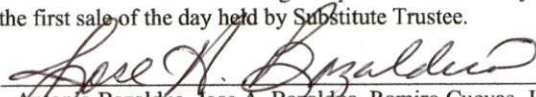
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Antonio Bazaldua, Jose A. Bazaldua, Ramiro Cuevas, Jonathan Schendel, Auction.com
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-23-96311-POS
Loan Type: Farm Loan