

This 10<sup>th</sup> day of Oct., 2024  
at 10:48 A.M. Posted

210 FULLER ST  
HEREFORD, TX 79045

0000010244846

### NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**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.**

**1. Date, Time, and Place of Sale.**

Date: November 05, 2024

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE SOUTH SECOND FLOOR ENTRANCE (BALCONY AREA) OF THE DEAF SMITH COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 10, 2022 and recorded in Document INSTRUMENT NO. 22-1333 real property records of DEAF SMITH County, Texas, with MANUEL ORTIZ MONTENEGRO AND TERESA VAZQUEZ RAMIREZ, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MANUEL ORTIZ MONTENEGRO AND TERESA VAZQUEZ RAMIREZ, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$100,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452




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**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead RAMIRO CUEVAS, JONATHAN SCHENDEL, CHARLES GREEN, AUCTION.COM, DAVID CARRILLO, JOSE A. BAZALDUA, OR ANTONIO BAZALDUA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Jose A. Bazaldua, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10-10-2024 I filed at the office of the DEAF SMITH County Clerk and caused to be posted at the DEAF SMITH County courthouse this notice of sale.



Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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DEAF SMITH

**EXHIBIT "A"**

A PART OF LOT NO. EIGHT (8) IN BLOCK NO. THREE (3) OF WOMBLE ADDITION TO THE TOWN OF HEREFORD, AS SHOWN BY THE PLAT OF SAID ADDITION OF RECORD IN THE DEED RECORDS OF DEAF SMITH COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT, WHICH POINT IS 75 FEET EAST OF THE SOUTHWEST CORNER; THENCE EAST 50 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT, 125 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 50 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT, 125 FEET TO THE PLACE OF BEGINNING.