

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.: 115843-TX

Date: September 19, 2023

County where Real Property is Located: Howard

ORIGINAL MORTGAGOR: NICHOLAS PAUL MIRAMONTES JOINED HERE IN PRO FORMA BY HIS SPOUSE, ALYSSA R. MIRAMONTES

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 3/4/2020, RECORDING INFORMATION: Recorded on 3/4/2020, as Instrument No. 2020-00002434

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A 6.12 ACRE TRACT, MORE OR LESS, OUT OF A 8.5 ACRE TRACT OUT OF THE NE/4 OF SECTION 33, BLOCK 32, T-1-

N, T. & P. RR. CO. SURVEY, HOWARD COUNTY, TEXAS, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/7/2023, the foreclosure sale will be conducted in Howard 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

Filed at 1:25 P M O'clock 9-21-23
By Angie Martin Deputy
Brent Zitterkopf, County Clerk, Howard County, Texas



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AP NOS/SOT 08212019

Matter No.: 115843-TX

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 SHELLEY NAIL, DONNA TROUT, CASSIE MARTIN, ZANE NAIL, CHARLES GREEN, KRISTOPHER HOLUB, RAMIRO CUEVAS, PATRICK ZWIERS, AUCTION.COM, 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
866-931-0036

*potentially
Shelley
9-21-23*

EXHIBIT "A"

TS# 115843-TX

BEING a 6.12 acre tract, more or less, out of a 8.5 acre tract out of the NE/4 of Section 33, Block 32, T-1-N, T. & P. RR. Co. Survey, Howard County, Texas, described by metes and bounds as follows:

BEGINNING at a 5/8" I.R. found in the North right-of-way line of North Anderson Road (60' right-of-way) out of the NE/4 of Section 33, Block 32, T-1-N, T. & P. Co. Survey, Howard County, Texas for the SW corner of a 5.0 acre tract and the SE corner of this tract; from whence the NE corner of said Section 33 bears N. 74° 40' E. (Record Bearing) 1584.3' and N. 16° 12' W. 1319.3';

THENCE S. 74° 40' W. along the North right-of-way line of said North Anderson Road 648.36' to a fence corner post found for the SE corner of a 2.38 acre tract and the SW corner of this tract;

THENCE N. 15° 20' W. along a fence line, the East line of said 2.38 acre tract 241.9' to a fence corner post found for a corner of this tract;

THENCE N. 74° 41' 11" E. 22.12' along said fence line to a fence corner post found for an interior corner of this tract;

THENCE N. 15° 18' 49" W. along said fence line, the East line of said 2.38 acre tract 175.89' to a 1/2" I.P. found for the SW corner of a 1.01 acre tract and the NW corner of this tract;

THENCE N. 74° 44' 54" E. along the South line of said 1.01 acre tract and the South line of a 5.0 acre tract (Volume 538, P. 350) 625.7' to a 1/2" I.P. found in the West line of a 5.0 acre tract (Volume 485, P. 549) for the SE corner of said 5.0 acre tract (Volume 538, P. 350) and for the NE corner of this tract;

THENCE S. 15° 20' 17" E. along the West line of said 5.0 acre tract, 208.63' to a 5/8" I.R. found for a corner of this tract;

THENCE S. 15° 27' 33" E. along the West line of said 5.0 acre tract, 208.26' to the PLACE OF BEGINNING.