

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 01, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE FRONT EASTERN DOOR OF THE ANDREWS COUNTY 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 April 27, 2018 and recorded in Document CLERK'S FILE NO. 18-1630 real property records of ANDREWS County, Texas, with JUAN DANIEL VELO FIERRO AND MAGNOLIA MARGARITA TALAMANTES-MEJIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JUAN DANIEL VELO FIERRO AND MAGNOLIA MARGARITA TALAMANTES-MEJIA, securing the payment of the indebtednesses in the original principal amount of \$149,246.00, 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.
5151 CORPORATE DRIVE
TROY, MI 48098



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 JONATHAN SCHENDEL, ANGIE USELTON, CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, JOSHUA SANDERS, MATTHEW HANSEN, ALEENA LITTON, AUCTION.COM, BOBBY FLETCHER, DAVID RAY, KINNEY LESTER, SHELLY HENDERSON, CHELSEA BROOKS, JOHN MCCARTHY, OR DAVID CARRILLO 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 DAVID Carrillo and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9.22.2022 I filed at the office of the ANDREWS County Clerk and caused to be posted at the ANDREWS County courthouse this notice of sale.

Declarants Name: 
Date: 9.22.2022

404 SW 10TH ST
ANDREWS, TX 79714

00000009557836

00000009557836

ANDREWS

EXHIBIT "A"

LOT 3, BLOCK 9, UNDERWOOD PARK ADDITION, AN ADDITION TO THE CITY OF ANDREWS, ANDREWS COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT OR RECORD THEREOF OF SAID ADDITION OF RECORD IN VOLUME 1, PAGE 56, PLAT RECORDS, ANDREWS COUNTY, TEXAS.

RECORDED
2022 SEP 22 P 2:26
VICKI SCOTT
COUNTY CLERK
ANDREWS COUNTY