

OCT 26 2023

Tammy Hodge
County and District Clerk
By *[Signature]* Dep

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.**

Reagan County Texas Home Equity Security Instrument

Date of Security Instrument: November 26, 2018

Amount: \$107,800.00

Grantor(s): VELIA A. MARROW, AN UNMARRIED WOMAN

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR LOANDEPOT.COM, LLC., ITS SUCCESSORS AND ASSIGNS

Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Original Trustee: THOMAS E. BLACK, JR

Mortgage Servicer and Address: LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

Recording Information: Recorded on 12/6/2018, as Instrument No. 2018-130474 in Book 335 Page 689 Reagan County, Texas

Legal Description: ALL OF LOTS FOUR (4), FIVE (5) AND SIX (6), BLOCK ONE HUNDRED SIXTY SEVEN (167), WOLTERS ADDITION TO THE CITY OF BIG LAKE, REAGAN COUNTY, TEXAS; ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 1, PAGE 18, PLAT RECORDS OF REAGAN COUNTY, TEXAS.

Date of Sale: 12/5/2023

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Reagan County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

WHEREAS, an Default Order was entered on 7/24/2023, under Cause No. CV02525, in the 112th Judicial District Judicial District Court of Reagan County, Texas;

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, ZANE NAIL, ZIA NAIL, ZOEY FERNANDEZ, JONATHAN SCHENDEL, RAMIRO CUEVAS, PATRICK ZWIERS, CHARLES GREEN, 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



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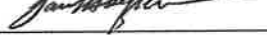
Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092. (713) 293-3618.

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 state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 the notice immediately.

EXECUTED in multiple originals on 10/20/2023.

By: 
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

*Noted By
JWH
10-26-23*

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

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550