

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/28/2018

Grantor(s)/Mortgagor(s):
JOE PEREZ III, AN UNMARRIED MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

AT 2:15 FILED O'CLOCK P M

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 304986

Property County:
CORYELL

JUL 28 2022

Jennifer Newton
COUNTY CLERK, CORYELL CO., TEXAS

Mortgage Servicer:
LoanCare, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3637 Sentara Way,
Virginia Beach, VA 23452

Legal Description: LOT NINE (9), BLOCK ONE (1) , OF FINAL PLAT OF: THE MEADOWS, PHASE ONE AND A REPLAT OF LOT 12, BLOCK 1, OF SUMMER CREEK ESTATES, PHASE TWO, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS SHOWN OF RECORD IN CABINET B, SLIDE 581, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

Date of Sale: 10/4/2022

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

Place of Sale of Property: Coryell County Courthouse, 620 East Main Street, Gatesville, TX 76528 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.


Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Beatriz Sanchez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jaco Spence, Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder or Kathy Arrington
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-22-93019-POS
Loan Type: FHA