

**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: 04/04/2023

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Yoakum County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale. Highest bidder for cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 26, 2010 and recorded in the real property records of Yoakum County, TX and is recorded under Clerk's Instrument No. 2010-1848 with Victor I. Saenz (grantor(s)) and JPMorgan Chase Bank, N.A. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Victor I. Saenz, securing the payment of the indebtedness in the original amount of \$96,979.00, 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.** TRACT 1: SURFACE ONLY OF LOTS 31 AND 32, IN BLOCK 36, OF THE NORTH ADDITION TO THE ORIGINAL TOWN OF DENVER CITY, YOAKUM COUNTY, TEXAS, AS PER THE PLAT RECORDED IN VOLUME 55, PAGE 641, DEED RECORDED, YOAKUM COUNTY, TEXAS;

TRACT 2: SURFACE ONLY OF LOT 8, IN THE SHELL ADDITION NO. 2 TO THE ORIGINAL TOWN OF DENVER CITY, YOAKUM COUNTY, TEXAS, AS PER THE PLAT RECORDED IN VOLUME 146, PAGE 661, DEED RECORDS, YOAKUM COUNTY, TEXAS.

FILED 3-9 2023 AT 8 O'CLOCK A.M.  
SUMMER LOVELACE, COUNTY CLERK, YOAKUM COUNTY, TX  
DEPUTY



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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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC  
8950 Cypress Waters Blvd  
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Ronald Byrd whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR HUDSON & MARSHALL, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

3/7/2023

Executed on

*Gabrielle Davis*

James E. Albertelli, P.A.  
Phillip Traynor, Esq.  
Gabrielle A. Davis, Esq.  
Larissa Brito de Senna, Esq.  
2201 W. Royal Ln, Suite 200  
Irving, TX 75063

3/9/2023

Executed on

*Ronald Byrd*

**SUBSTITUTE TRUSTEE**  
Agency Sales & Posting  
Ronald Byrd  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**CERTIFICATE OF POSTING**

My name is Ronald Byrd, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3/9/2023 I filed at the office of the Yoakum County Clerk and caused to be posted at the Yoakum County courthouse this notice of sale.

*Ronald Byrd*

Declarants Name: Ronald Byrd  
Date: 3/9/2023

FILED 3-9 2023 AT 8 O'CLOCK A-M.  
SUMMER LOVELACE, COUNTY CLERK, YOAKUM COUNTY, TX  
BY hch DEPUTY