

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/18/2020

Grantor(s)/Mortgagor(s):
LUIS ENRIQUE RAMIREZ, SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 00318392

Property County:
VAL VERDE

Mortgage Servicer:
Flagstar Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
PO Box 660263,
Dallas, TX 75266

Legal Description: BEING LOTS SIX (6) AND SEVEN (7), BLOCK "A", OF RIO BRAVO ESTATES, AN ADDITION TO VAL VERDE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 56, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

Date of Sale: 8/1/2023

Earliest Time Sale Will Begin: 10:00:00 AM

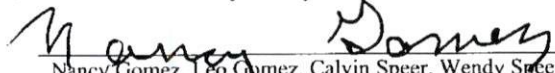
Place of Sale of Property: 400 Peacan St., Del Rio, Val Verde, TX, 78840 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

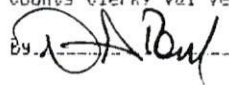
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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.



Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Ramon Perez, Marcia Chapa, Amy Ortiz, Auction.com or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUIS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED
On: Jun 01, 2023 at 10:10A
Receipt# - 177322
Teresa Esther Chapoy
County Clerk, Val Verde County, TX
By:  Deputy

MH File Number: TX-23-97784-POS
Loan Type: FHA

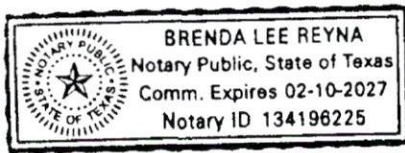
STATE OF TEXAS
COUNTY OF Val Verde §
§

Before me, the undersigned Notary Public, on this day personally appeared Nancy Gomez as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1 day of June, 2023

BLR

Notary Public
Signature



Return to:
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075