

20 Travis Rd, Tulia, TX 79088

20-002244

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.

CLERK
SWISHER
COUNTY &
TEXAS
DEPUTY

2020 FEB 20 AM 11:48

FILED

1. Date, Time, and Place of Sale.

Date: 04/07/2020

Time: Between 12:00 PM and beginning not earlier than 12:00 PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Swisher 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 05/11/2018 and recorded in the real property records of Swisher County, TX and is recorded under Clerk's File/Instrument Number 434, Page 1708, with Armando Romero Jr. and Veronica Barrios Medina (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, a Plainscapital Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Armando Romero Jr. and Veronica Barrios Medina, securing the payment of the indebtedness in the original amount of \$127,645.00, 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. ALL OF LOTS ONE AND TWO, BLOCK 10, HIGHLAND PARK ADDITION TO THE TOWN OF TULIA, SWISHER COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LOT TWO HERETOFORE CONVEYED BY WAYMON FEATHERSTON AND WIFE, BERNA FEATHERSTON TO DUANE LOVE BY DEED DATED JULY 24, 1959, RECORDED IN VOLUME 152, PAGE 72 OF THE DEED RECORDS OF SWISHER COUNTY.



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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. LoanCare LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing, LLC
3637 Sentara Way
Virginia Beach, VA 23452

Jose A. Bazaldua
SUBSTITUTE TRUSTEE

Jose A. Bazaldua, Antonio Bazaldua
1320 Greenway Drive, Suite 300
Irving, TX 75038. OR Jose A. Bazaldua, Antonio
Bazaldua, Stefanie Morgan, Jonathan Schendel,
Ramiro Cuevas, Frederick Britton, Doug Woodard,
Chris Demarest, Kristie Alvarez whose address is 1
Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Randall

Before me, the undersigned authority, on this day personally appeared Jose A. Bazaldua, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of February, 2020.



M'Shaun Lamb
NOTARY PUBLIC in and for
Randall COUNTY
My commission expires: 5-17-2020
Print Name of Notary:
M'Shaun Lamb

CERTIFICATE OF POSTING

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

Declarants Name: _____
Date: _____