

FILED FOR RECORDING
12:25 o'clock P
JUL 13 2023
BECKY LANDRUM
County Clerk, Hunt County, Tex.
Landrum

9-5 F-6

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.**

Matter No.: 113918-TX

Date: July 12, 2023

County where Real Property is Located: Hunt

ORIGINAL MORTGAGOR: ISAAC CAMPOS, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR NATIONS LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: NATIONS LENDING CORPORATION, AN OHIO CORPORATION

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 9/30/2021, RECORDING INFORMATION: Recorded on 10/1/2021, as Instrument No. 2021-21555

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM T. BLYTHE SURVEY, ABSTRACT NO. 2,

HUNT COUNTY, TEXAS, AND BEING MORE

COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/5/2023, the foreclosure sale will be conducted in Hunt County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for NATIONS LENDING CORPORATION, AN OHIO CORPORATION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NATIONS LENDING CORPORATION, AN OHIO CORPORATION
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

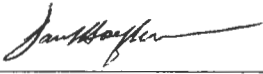
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is



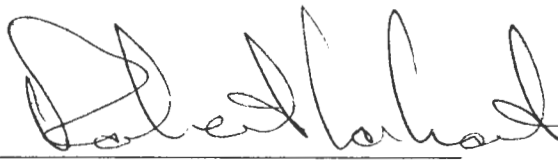
authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, ANGIE USELTON, TONYA WASHINGTON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, TIONNA HADNOT, DAVID RAY, ASHLEE LUNA, RANDY DANIEL, CINDY DANIEL, LIZ HACH, CHERYL HARRIS, AUCTION.COM, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, 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 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

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

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


Robert LaMont, July 13, 2023

TS# 113918-TX

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM T. BLYTHE SURVEY, ABSTRACT NO. 2, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM THE GUARANTY FEDERAL BANK, F.S.B., TO JIMMY R. WARE, JR., ET AL, AS RECORDED IN VOLUME 377, PAGE 105 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED SUBJECT TRACT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE CENTER OF DELL STREET AT THE NORTHEAST CORNER OF THE ABOVE CITED SUBJECT TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM MICHAEL W. TUCKER, ET AL, TO RUBEN AGUIRRE AS RECORDED IN VOLUME 691, PAGE 296 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS;

THENCE S. 00 DEG. 07 MIN. 22 SEC. E. WITH THE EAST LINE OF SAID SUBJECT TRACT, PASSING A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "STOVALL & ASSOC." SET FOR WITNESS AT A DISTANCE OF 20.00 FEET, AND CONTINUING WITH THE EAST LINE OF SAID SUBJECT TRACT, PASSING A 1/2" IRON ROD FOUND AT A T-POST AT THE SOUTHWEST CORNER OF SAID AGUIRRE TRACT, AT A DISTANCE OF 232.32 FEET, AND CONTINUING WITH THE EAST LINE OF SAID SUBJECT TRACT FOR A TOTAL DISTANCE OF 463.51 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT A FENCE CORNER POST AT THE SOUTHEAST CORNER OF SAID SUBJECT TRACT;

THENCE N. 89 DEG. 31 MIN. 48 SEC. W. WITH THE SOUTH LINE OF SAID SUBJECT TRACT A DISTANCE OF 193.60 FEET TO A 60-D NAIL FOUND FOR CORNER IN A FENCE CORNER POSTAL THE SOUTHWEST CORNER OF SAID SUBJECT TRACT;

THENCE N. 00 DEG. 07 MIN. 22 SEC. W. ALONG A FENCE AND WITH THE WEST LINE OF SAID SUBJECT TRACT, PASSING A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "STOVALL & ASSOC." SET FOR WITNESS AT A DISTANCE OF 442.67 FEET, AND CONTINUING WITH THE WEST LINE OF SAID SUBJECT TRACT FOR A TOTAL DISTANCE OF 462.67 FEET TO A POINT FOR CORNER IN THE CENTER OF DELL STREET AT THE NORTHWEST CORNER OF SAID SUBJECT TRACT;

THENCE S. 89 DEG. 46 MIN. 51 SEC. E. ALONG THE CENTER OF DELL STREET A DISTANCE OF 193.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.06 ACRES OF LAND.