

11-7 F-2

**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.: 115225-TX

FILED FOR RECORD  
at 2:03 o'clock PM

Date: August 23, 2023

AUG 24 2023

County where Real Property is Located: Hunt

ORIGINAL MORTGAGOR: GUSTAVO M CASTILLO, UNMARRIED MAN

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Skinner*

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS  
BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A  
SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 3/5/2020, RECORDING INFORMATION: Recorded on 3/10/2020, as Instrument No. 2020-04151

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 5, BLOCK 463, ORIGINAL TOWN OF GREENVILLE, HUNT COUNTY TEXAS. BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER R73033. EXHIBIT "A"

BEING A TRACT OR PARCEL OF LAND SITUATED WITHIN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING ALL OF LOT 5, BLOCK 463 OF THE ORIGINAL TOWN OF GREENVILLE, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY,

TEXAS, ACCORDING TO THE A.D. DUCK 1916 MAP OF GREENVILLE, HUNT COUNTY, TEXAS, BEING ALL OF THE TRACT OF

LAND AS DESCRIBED IN A CONSTABLES DEED TO CITY OF GREENVILLE AS RECORDED IN/UNDER DOCUMENT NO. 2013-

8431 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS, BEING FURTHER DESCRIBED IN A WARRANTY DEED

WITH VENDOR'S LIEN FROM GRACE UNITED PRESBYTERIAN CHURCH OF GREENVILLE TO ERCER HALE AND WIFE, HULENE

HALE AS RECORDED IN VOLUME 799 AT PAGE 159 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN EXHIBIT "A"



Matter No.: 115225-TX

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **11/7/2023**, 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.

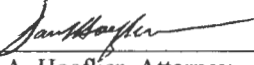
LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC  
c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452-4262

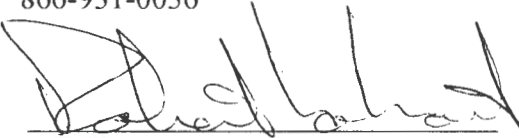
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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

  
Posted by Robert LaMont, August 24, 2023.

**EXHIBIT "A"**

TS# 115225-TX

**BEING a tract or parcel of land situated within the City of Greenville, Hunt County, Texas, being all of Lot 5, Block 463 of the ORIGINAL 'TOWN OF GREENVILLE, an Addition to the City of Greenville, Hunt County, Texas, according to the A.D. Duck 1916 Map of Greenville, Hunt County, Texas, being all of the tract of land as described in a Constables Deed to City of Greenville as recorded in/under Document No. 2013-8431 of the Official Public Records of Hunt County, Texas, being further described in a Warranty Deed with Vendor's Lien from Grace United Presbyterian Church of Greenville to Ercer Hale and wife, Hulene Hale as recorded in Volume 799 at Page 159 of the Deed Records of Hunt County, Texas and being further described as follows:**

**BEGINNING at a 1/2 inch iron rod found for a corner at the northeast corner of Lot 5 on the west line of King Street;**

**THENCE S 01° 15' 31" W along the east line of Lot 5 and the west line of King Street, a distance of 66.00 feet to a 1/2 inch iron rod found for a corner at the southeast corner of Lot 5;**

**THENCE N 88° 44' 29" W along the south line of Lot 5, a distance of 102.75 feet to a 1/2 inch iron rod found for a corner at the southwest corner of Lot 5;**

**THENCE N 01° 15' 31" E along the west line of Lot 5, a distance of 66.00 feet to a 1/2 inch iron rod found for a corner at the northwest corner of Lot 5,**

**THENCE S 88° 44' 29" E along the north line of Lot 5, a distance of 102.75 feet returning to the Point of Beginning and containing a 0.156 acre tract of land and being known as No. 1906 King Street.**