

**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.: 102345-TX

Date: June 21, 2022

County where Real Property is Located: Erath

ORIGINAL MORTGAGOR: TYLER SCHULTZ, A SINGLE MAN

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

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 6/7/2019, RECORDING INFORMATION: Recorded on 6/7/2019, as Instrument No. 2019-03195

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF DUBLIN, ERATH COUNTY, TEXAS AND BEING ALL OF LOT 5, BLOCK 2 OF THE BISHOP SECOND ADDITION, CITY OF DUBLIN, ERATH COUNTY, TEXAS, AND ALSO BEING THAT SAME TRACT CONVEYED TO DONALD EUGENE SANI AND ANGEL ANN SANI, BY DEED RECORDED IN DEED DOC. NO. 2017-03462, DEED RECORDS, ERATH COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS. MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/2/2022, the foreclosure sale will be conducted in Erath 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 10:00 AM, 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

POSTED  
8:47 A.M. P.M.

JUN 23 2022

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS

By CW Deputy  
AP NOS/SOT 08212019




Matter No.: 102345-TX

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 AUCTION.COM, GUY WIGGS, DONNA STOCKMAN, BRENDA WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, PAUL A. HOFKER, ROBERT L. NEGRIN** 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  
Robert L. Negrin, Attorney  
Aldridge Pite, LLP  
701 N. Post Oak Road, Suite 205  
Houston, TX 77024

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

**EXHIBIT "A"**

Being all that certain lot, tract or parcel of land lying and being situated in the City of Dublin, Erath County, Texas and being all of Lot 5, Block 2 of the BISHOP SECOND ADDITION, City of Dublin, Erath County, Texas, and also being that same tract conveyed to Donald Eugene Sani and Angel Ann Sani, by deed recorded in Deed Doc. No. 2017-03462, Deed Records, Erath County, Texas and being more fully described by metes and bounds.

**BEGINNING** at a 3/8 inch iron rod found at the Intersection of O'Neil Street and South Camden Street being the Northwest Corner of Lot 5, Block 2, Bishop Second Addition;  
**THENCE** along the South Line of O'Neil Street, South 75 Degrees 32 Minutes 40 Seconds East, 176.28 feet to a 3/8 inch iron rod found in the West Line of a 15 foot alley;  
**THENCE** along the West Line of a 15 foot alley, South 16 Degrees 48 Minutes 06 Seconds West, 134.70 feet to a 3/8 inch iron rod found in the abandon North Line of Dobkins Street;  
**THENCE** along said Dobkins Street, North 75 Degrees 22 Minutes 12 Seconds West, 172.73 feet to a 1/2 inch iron rod found in the East Line of South Camden Street;  
**THENCE** along the East Line of Camden Street, North 15 Degrees 17 Minutes 40 Seconds East, 134.08 feet to the Point of Beginning and containing 0.538 Acres of land, more or less.