25-360477

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: May 02, 2022	**Original Mortgagor/Grantor**: EMMANUEL MORENO AND JESSICA MICAELA MORENO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CMG MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary / Mortgagee**: LAKEVIEW LOAN SERVICING, LLC
Recorded in: **Volume**: N/A **Page**: N/A **Instrument No**: 2216735	**Property County**: MAVERICK
Mortgage Servicer: LOANCARE, LLC	**Mortgage Servicer's Address**: 3637 SENTARA WAY, VIRGINIA BEACH, VIRGINIA 23452

* 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.

Secures: Note in the original principal amount of $214,051.00, executed by EMMANUEL MORENO AND JESSICA MICAELA MORENO and payable to the order of Lender.

Property Address/Mailing Address: 2876 ROSITA VALLEY RD, EAGLE PASS, TX 78852

Legal Description of Property to be Sold: LOT 5, IN BLOCK 2, OF THE ROSITA GARDENS SUBDIVISION, IN MAVERICK COUNTY, TEXAS AS SHOWN ON THE PLAT OF SAID SUBDIVISION, WHICH IS OF RECORD IN ENVELOPE 107, SIDE A, OF THE MAP RECORDS OF SAID COUNTY.

Date of Sale: January 06, 2026	**Earliest time Sale will begin**: 1:00 PM

Place of sale of Property: Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78552 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested AUCTION.COM LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, AUCTION.COM LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by AUCTION.COM LLC whose address is 1 MAUCHLY IRVINE, CA 92618 OR TEJAS CORPORATE SERVICES, LLC whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Bertha Cardenas

SUBSTITUTE TRUSTEE
Bertha Cardenas, Authorized agent
Auction.com, LLC OR Tejas Corporate Services, LLC,
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112

FILED
AT 2:22 O'CLOCK P M

DEC 01 2025

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By Sara Martinez