

FILED
AT 9:40 CLOCK A.M

FEB 19 2020

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By  Deputy

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.: 089232-TX

Date: February 14, 2020

County where Real Property is Located: Maverick

ORIGINAL MORTGAGOR: WILLIE R. KYPUROS AND GABRIELLA A. KYPUROS, HUSBAND
AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR 360 MORTGAGE GROUP, LLC, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE

DEED OF TRUST DATED 10/29/2012, RECORDING INFORMATION: Recorded on 11/6/2012, as Instrument
No. 173635 in Book 1372 Page 148

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A 1.17 ACRE TRACT OF LAND OUT OF
SURVEY 48, ABSTRACT 76, LYING AND SITUATED IN MAVERICK COUNTY, TEXAS AND MORE
COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/7/2020, the foreclosure sale will be conducted in
Maverick 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 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, as Mortgage Servicer, is
representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE
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.



Matter No.: 089232-TX

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 NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, VICKY RODRIGUEZ, RAMON PEREZ, AMY ORTIZ, STACEY SANDERS, GARRETT SANDERS, PAUL A. HOEFKER, 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 Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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 A 1.17 ACRE TRACT OF LAND OUT OF SURVEY 48, ABSTRACT 76, LYING AND SITUATED IN MAVERICK COUNTY, TEXAS, SAID 1.17 ACRE TRACT BEING A PORTION OF LAND OUT OF 11.4 ACRES AS DESCRIBED IN DEED DATED AUGUST 3, 1973, FROM LUZ KYPUROS TO WILLIE KYPUROS, ET UX RECORDED IN VOL. 119, PAGE 301, DEED RECORDS OF MAVERICK COUNTY, TEXAS, SAID 1.17 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS IN DEED DATED JUNE 5, 2009, FROM WILLIE KYPUROS AND WIFE, JOSEFINA E. KYPUROS TO WILLIE R. KYPUROS, RECORDED IN VOL. 1166, PAGE 397, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, REFERENCE BEING HERE MADE TO SAID DEED AND THE RECORD THEREOF FOR A FURTHER DESCRIPTION OF SAID LAND AND FOR ALL PURPOSES.

Parcel ID Number: 8711284

Which has the address of 395D CHAVARRIA ROAD EAGLE PASS, TEXAS 78852, ("Property Address");