

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

6/28/2019

Original Beneficiary/Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR LOANDEPOT.COM, LLC., ITS SUCCESSORS AND ASSIGNS

Grantor(s)/Mortgagor(s):

MARK GARCIA, JOINED HEREIN PRO FORMA BY SPOUSE CHRISTI GARCIA

Current Beneficiary/Mortgagee:

loanDepot.com, LLC

Recorded in:

Volume: N/A

Page: N/A

Instrument No: 2019-143782

Property County:

CHAMBERS

Mortgage Servicer:

LoanDepot.com, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:

5465 Legacy Drive, Suite 400,
Plano, TX 75024

Legal Description: LOT 19, IN BLOCK 5, OF JOSEPH'S COVE, SEC. 3, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN INSTRUMENT NO. 132955 OF THE COUNTY CLERK'S RECORDS OF CHAMBERS COUNTY, TEXAS.

Date of Sale: 10/4/2022

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: INSIDE COURTHOUSE ON EASTERN-MOST STEPS OF THE SECOND LEVEL (MIDDLE FLOOR) 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Tommy Jackson

Tommy Jackson, Keata Smith, Stephanie Hernandez or Carolyn Ciccio

or Thuy Frazier

or Cindy Mendoza

or Catherine Allen-Rea

or Cole Patton, Substitute Trustee

MCCARTHY & HOLTHUS, LLP

1255 WEST 15TH STREET, SUITE 1060

PLANO, TX 75075

FILED FOR RECORD IN:

Chambers County

On: 8/25/2022 11:23:23 AM

Doc Number: 2022 - 3108

Number of Pages: 1

Amount: 10.00

Order#: 20220825000010

By: TW



MH File Number: TX-22-93621-POS

Loan Type: Conventional Residential

Heather H. Hawthorne, County Clerk

Recorded *Jan M. [Signature]*

2022-08-25 11:23:23 AM

