

2023.009

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/13/2009

Grantor(s)/Mortgagor(s):
JOE CORTES, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR DALLAS
HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: 0668
Page: 0223
Instrument No: 0169827

Property County:
MOORE

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee
under a servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: THE NORTH SEVENTY-FIVE FEET (75') OF LOT ONE (1), BLOCK FOURTEEN (14), UNIT FOUR (4), BELMONT ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT CABINET 1, SLEEVE A-29, PLAT RECORDS OF MOORE COUNTY, TEXAS

Date of Sale: 5/2/2023

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: 715 S. Dumas Ave., Dumas, Moore, TX, 79029 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.

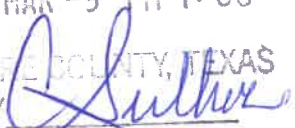
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.


Shannon Heck, Ronnie Heck, Jonathan Schendel, Ramiro Cuevas, Charles Green, Auction.com, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua, Antonio Bazaldua 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

MH File Number: TX-21-80056-POS
Loan Type: FHA

2023.009
DRENEA MCKANNA
COUNTY CLERK
2023 MAR -9 PM 1:00
MOORE COUNTY, TEXAS
BY 
DEPUTY

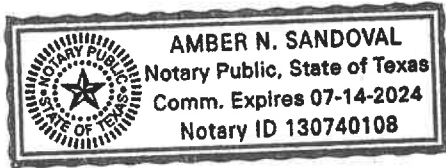
STATE OF TEXAS §
COUNTY OF Potter §

Before me, the undersigned Notary Public, on this day personally appeared Susan Bowers as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Known, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9th day of March, 2023.



Notary Public
Signature



Return to:
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075