

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.: 101989-TX

Date: June 7, 2022

County where Real Property is Located: Willacy

ORIGINAL MORTGAGOR: JAIME MATA AND VIOLA MATA, HUSBAND AND WIFE
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR NATIONS LENDING
CORPORATION, ITS SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: NATIONS LENDING CORPORATION AN OHIO CORPORATION
MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 10/26/2015, RECORDING INFORMATION: Recorded on 11/9/2015, as Instrument
No. 20150001922 in Book 0625 Page 4212

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT TWO (2), BLOCK SEVENTY SEVEN (77),
ORIGINAL TOWNSITE OF RAYMONDVILLE, WILLACY COUNTY, TEXAS, AS SHOWN BY THE
MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 71, MAP RECORDS OF WILLACY
COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/5/2022**, the foreclosure sale will be conducted in
Willacy 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 **12:00 PM**, 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 NATIONS LENDING CORPORATION AN OHIO
CORPORATION 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:

NATIONS LENDING CORPORATION AN OHIO CORPORATION
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

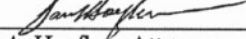
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the
Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is
authorized to collect the debt and to administer any resulting foreclosure of the property securing the above
referenced loan.



Matter No.: 101989-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 **ARNOLD MENDOZA, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, CONNIE COBB, CONSTANCE LEWIS, CLYDE COBB, 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, Phone: (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


Connie Cobb

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

2:02 PM
INDEXED
FILED & posted
COUNTY COURT

JUN - 4 2022

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY:  DEPUTY