



20TX373-0219
2014 HARBOR BREEZE LANE, KATY, TX 77493

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- LOT 14, BLOCK 3, FALLS AT GREEN MEADOWS SEC. 4, A SUBDIVISION IN WALLER AND HARRIS COUNTIES, TEXAS, ACCORDING TO THE MAP/PLAT THEREOF RECORDED IN INSTRUMENT NO. 1504616, WALLER COUNTY, TEXAS AND IN FILM CODE NO. 675079, HARRIS COUNTY, TEXAS. SUBJECT PROPERTY LIES WHOLLY WITHIN WALLER COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated May 11, 2017 and recorded on May 17, 2017 as Instrument Number 1703671 in the real property records of WALLER County, Texas, which contains a power of sale.
- Sale Information:** July 05, 2022, at 1:00 PM, or not later than three hours thereafter, at the foyer inside of the south entrance to the Waller County Courthouse, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by JAIME MARTINEZ AND MELISSA GARCIA MARTINEZ secures the repayment of a Note dated May 11, 2017 in the amount of \$336,875.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage d/b/a Mr. Cooper is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Mortgage Servicer is representing Mortgagee under a servicing agreement, which permits Mortgage Servicer to collect the debt evidenced by the Note. The address of Mortgagee is:
- Nationstar Mortgage d/b/a Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, TX 75019
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

Kirk Schwartz

De Cubas, Lewis & Schwartz, PA
Kirk Schwartz, Attorney at Law
PO Box 771270
Coral Springs, FL 33077

Megan Randle

Substitute Trustee(s) Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Renee Speight, Julian Perrine, Amy Orian, Catrena Ward, Matthew Hansen, Maryna Danielian, Dana Dennen, Megan Randle, Ebbie Murphy, Megan L. Randle and Auction.com employees, including but not limited to those listed herein

c/o De Cubas, Lewis & Schwartz, PA
PO Box 771270
Coral Springs, FL 33077

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WALLER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FILED AND RECORDED

Instrument Number: 22-023

Filing and Recording Date: 05/16/2022 11:59:18 AM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE

Jenifer Deutch, Deputy

Returned To