

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.: 143286-TX

Date: December 23, 2025

County where Real Property is Located: Atascosa

ORIGINAL MORTGAGOR: MARTIN ROBLES, A SINGLE MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA
GOLD FINANCIAL SERVICE, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

DEED OF TRUST DATED 10/11/2019, RECORDING INFORMATION: Recorded on 10/21/2019, as Instrument No. 199628 and later modified by a loan modification agreement recorded as Instrument 225012 on 05/23/2022

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 82, TROPHY OAKS SUBDIVISION, UNIT TWO-A, AN ADDITION TO THE CITY OF POTEET, ATASCOSA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN SHEET 245-A, NEW PLAT RECORDS, ATASCOSA COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/3/2026**, the foreclosure sale will be conducted in **Atascosa** 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.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER 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. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER
8950 Cypress Waters Blvd.
Coppell, TX 75019

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.

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 AUCTION.COM, LLC, AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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: Hollis Hamilton

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Phone: (866) 931-0036

FILED 1:32 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

DEC 30 2025

ATASCOSA COUNTY, TEXAS
BY S. Ochoa DEPUTY