

POSTED**Vicinta Stafford
Burnet County Clerk**

By Stephanie Sherrill at 9:28 am, May 22 2025

25-02042
3947 COUNTY RD 210, BERTRAM, TX 78605**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated July 1, 2022 and recorded on July 5, 2022 at Instrument Number 202210214 in the real property records of BURNET County, Texas, which contains a power of sale.

Sale Information: August 5, 2025, at 1:00 PM, or not later than three hours thereafter, at the area on the east side of the Burnet County Courthouse (outside the county clerk's office), or in inclement weather the east hallway inside the courthouse, outside the doorway to the county clerk's office, 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 ROBERT C MARTIN III AND MELISSA MARTIN secures the repayment of a Note dated July 1, 2022 in the amount of \$580,000.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC 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.

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.



4843816

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Angela Zavala

Substitute Trustee(s): Kristopher Holub, Aarti Patel,
Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel
McQuade, Cary Corenblum, Joshua Sanders, Aleena
Litton, Matthew Hansen, ~~Thomas Gilbraith~~, C Jason
Spence, Michelle Jones, Angela Zavala, Richard
Zavala Jr., Sharlet Watts, ~~Michelle Jones~~, Angela
Zavala

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 22 day of may, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BURNET County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Date: July 01, 2022
MIN: 1000922-1401638710-6

Loan Number: 1401638710

EXHIBIT "A"

LEGAL DESCRIPTION

Being 2.50 acres of land, more or less, out of the L.C. Cunningham Survey, Abstract No. 221, Burnet County, Texas, being a portion of that tract conveyed to Remigio Roman Hernandez, et ux, by deed recorded in Document No. 201203653, Official Public Records, Burnet County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on January 13, 2021, and further described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with illegible yellow cap found in the south line of County Road 210, marking the northeast corner of a tract conveyed to Lawanda J. Smith, et al, by deed recorded in Document No. 202105383, of said Official Public Records, for the northwest corner of said Hernandez tract and this tract;

Thence: N 51°24'15" E, 302.93 feet with the south line of said County Road 210 and the north line of said Hernandez tract to a 1/2 inch iron rod with pink cap stamped "TLS" set, for the northeast corner of this tract, from which a 1/2 inch iron rod found, marking an angle point of said Hernandez tract, bears N 51°24'22" E, 325.49 feet;

Thence: S 34°55'11" E, 360.25 feet into and across said Hernandez tract to a 1/2 inch iron rod with pink cap stamped "TLS" set, for the southeast corner of this tract;

Thence: S 51°24'17" W, 302.92 feet into and across said Hernandez tract to a 1/2 inch iron rod with pink cap stamped "TLS" set in the east line of said Smith tract and the west line of said Hernandez tract, for the southwest corner of this tract, from which a 1/2 inch iron rod with yellow cap stamped "Hada 2153" found, marking the southeast corner of said Smith tract, also marking the southwest corner of said Hernandez tract, bears S 34°55'14" E, 221.44 feet;

Thence: N 34°55'14" W, 360.25 feet with the east line of said Smith tract and the west line of said Hernandez tract to the Point of Beginning.

Parcel ID: 105743

Commonly Known As: 3947 County Rd 210, Bertram, Texas 78605