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26-443752

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: March 8, 2024	**Original Mortgagor/Grantor:** JAVIER HINOJOSA AND ROSA ISELA ALANIS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary / Mortgagee:** LAKEVIEW LOAN SERVICING, LLC
Recorded in: **Volume:** N-A **Page:** N-A **Instrument No:** RP-2024-86007	**Property County:** HARRIS
Mortgage Servicer: LoanCare, LLC	**Mortgage Servicer's Address:** 3637 Sentara Way, Virginia Beach, VA 23452

* 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.

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Secures: Note in the original principal amount of $260,200.00, executed by JAVIER HINOJOSA and payable to the order of Lender.

Property Address/Mailing Address: 411 COVENTRY CT, PASADENA, TX 77502

Legal Description of Property to be Sold: ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE CITY OF PASADENA, COUNTY OF HARRIS, STATE OF TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

LOT 26, BLOCK 2, AMENDED QUEENS COURT, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 367053 AND REPLAT RECORDED IN FILM CODE NO. 373086 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

TRACT 2:

A TRACT OR PARCEL OF LAND CONTAINING 4,286 SQUARE FEET OR THE WESTERLY 109.08 FEET, OF RESERVE A OF AMENDED PLAT OF AMENDED QUEENS COURT SECTION 2 ACCORDING TO THE MAP OR PLAT THEREOF AS AMENDED IN FILM CODE 373086 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS BEING IN THE CITY OF PASADENA AND SAID 4,286 SQUARE FEET TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID RESERVE A AND THE SOUTHWEST CORNER OF SAID BLOCK 2 AS DELINEATED ON MAP OR PLAT AMENDED IN FILM CODE 373086 OF HARRIS COUNTY MAP RECORDS IN THE NORTH RIGHT-OF-WAY LINE OF BLUE BIRD LANE (60 FT. IN WIDTH) AT THIS POINT AND IN THE EAST LINE OF SKYLARK TERRACE SECTION 2 AS DELINEATED ON MAP OR PLAT RECORDED IN VOLUME 48, PAGE 63 OF THE HARRIS COUNTY MAP RECORDS;

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THENCE NORTH 00 DEGREES 39 MINUTES 42 SECONDS WEST WITH THE EAST LINE OF SAID SKYLARK TERRACE SECTION 2 AND THE WEST LINE OF SAID BLOCK 2 A DISTANCE OF 19.06 FT. TO A 5/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF RESERVE A AND THE SOUTHWEST CORNER OF LOT 26 OF BLOCK 2;

THENCE NORTH 89 DEGREES 38 MINUTES 14 SECONDS EAST WITH THE DIVISION LINE BETWEEN LOTS 26 AND RESERVE A A DISTANCE OF 109.08 FEET TO A 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF LOT 26 AND MARKING THE SOUTHWEST CORNER OF LOT 27 AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 4,286 SQUARE FOOT TRACT;

THENCE SOUTH 00 DEGREES 21 MINUTES 46 SECONDS EAST WITH THE A LINE PARALLEL TO THE EAST LINE OF RESERVE A AND LOCATED WESTERLY 49.78 FEET AND CROSSING OVER RESERVE A A DISTANCE OF 62.64 FEET TO A 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF A CERTAIN 3,950 SQUARE FOOT TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A WESTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AN ARC LENGTH OF 116.77 FEET CENTRAL ANGLE OF 38 DEGREES 13 MINUTES 51 SECONDS IN LONG CHORD BEARS NORTH 68 DEGREES 34 MINUTES 03 SECONDS WEST-115.40 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4,286 SQUARE FEET OF LAND.

Date of Sale: November 03, 2026	**Earliest time Sale will begin:** 10:00 AM

Place of sale of Property: Bayou City Event Center, Magnolia South Ballroom, 9401 Knight Road, Houston TX 77045 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *LAKEVIEW LOAN SERVICING, LLC*, the owner and holder of the Note, has requested Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Auction.com, LLC whose address is 1 Mauchly Irvine, CA 92618 OR Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Advertisement

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Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

SUBSTITUTE TRUSTEE

Auction.com, LLC OR Tejas Corporate Services, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH: (470)321-7112

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