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23-03108

14309 EUCALYPTUS BEND, AUSTIN, TX 78717

OCT 19 2023

**NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

*Nancy E. Ruster*  
County Clerk, Williamson Co., TX

- Property: The Property to be sold is described as follows:  
  
SEE ATTACHED EXHIBIT "A"
- Security Instrument: Deed of Trust dated January 6, 2021 and recorded on January 11, 2021 at Instrument Number 2021004445 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.
- Sale Information: December 5, 2023, at 10:00 AM, or not later than three hours thereafter, at the northeast basement door in the new addition to the Williamson County Justice Center, 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 KOLAWOLE T. OLATUNDE secures the repayment of a Note dated January 6, 2021 in the amount of \$438,760.00. 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 mortgage. 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.**



4799583

*Nicki Company*

De Cubas & Lewis, P.C.  
Nicki Company, Attorney at Law  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014

*Angela Zavala*

Substitute Trustee(s): David Ackel, Travis Kaddatz,  
Sara Edgington, Logan Thomas, Colette Mayers,  
Stephen Mayers, Thomas Gilbraith, C Jason Spence,  
Mike Hanley, Aarti Patel, Evan Press, Dylan Ruiz,  
Violet Nunez, Shawn Schiller, Clay Golden, Maryna  
Danielian, Scott Swenson, Israel Curtis, Ramiro  
Cuevas, Jami Grady, Aleena Litton, Daniel McQuade,  
Jacqueline Hughes, Daniel Linker, Daniel Murphy,  
Angela Zavala, Michelle Jones, Richard Zavala, Jr.,  
Shariet Watts and Auction.com employees included  
but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
14425 Torrey Chase Blvd., Suite 130,  
Houston, TX 77014

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 19<sup>th</sup> day of October, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WILLIAMSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT "A"**

**TRACT 1:**

UNIT 1, OF PARMER CROSSING CONDOMINIUMS, A CONDOMINIUM REGIME IN WILLIAMSON COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS AS DEFINED IN THE DECLARATION OF CONDOMINIUM REGIME THEREOF RECORDED IN DOCUMENT NO. 2017061344, AS AMENDED IN DOCUMENT NO. 2018065824, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND ANY AMENDMENTS THERETO.

**TRACT 2:**

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND VEHICLE AND PEDESTRIAN ACCESS IN JOINT USE ACCESS EASEMENT RECORDED IN DOCUMENT NO. 2004093457; TOGETHER WITH DECLARATION OF ACCESS EASEMENT AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2006007772, AS AFFECTED BY ASSIGNMENT OF EASEMENT RIGHTS RECORDED IN DOCUMENT NO. 2015049682, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.