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at 11:15 FILED o'clock A_M

DEC 30 2025

Nancy E. Rister
County Clerk, Williamson Co., TX

25-05651

2219 GEORGIAN DR, GEORGETOWN, TX 78626

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

Property:

The Property to be sold is described as follows:

LOT 19, BLOCK C, GEORGIAN PLACE, PHASE 1, ACCORDING TO THE
MAP OR PLAT THEREOF, RECORDED IN CABINET R, SLIDE 192, PLAT
RECORDS, WILLIAMSON COUNTY, TEXAS.

PARCEL ID NUMBER: R389342

Security Instrument:

Deed of Trust dated July 3, 2018 and recorded on July 3, 2018 at Instrument Number
2018058882 in the real property records of WILLIAMSON County, Texas, which
contains a power of sale.

Sale Information:

March 3, 2026, 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 ESTEBAN MARTINEZ AND SAMANTHA
MARTINEZ secures the repayment of a Note dated July 3, 2018 in the amount of
\$224,852.00. 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.**



4861839

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Angela Zavala

Substitute Trustee(s): Angela Zavala, Michelle Jones,
Agency Sales and Posting LLC, Xome Inc. and Tejas
Corporate Services, LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 30 day of
Dec., 2025 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).