

23-02621

AUG 31 2023

209 GREATEST GIFT WAY, JARRELL, TX 76537

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

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

Lot 22, Block F, BAILEY PARK PHASE IV, a subdivision in Williamson County, Texas, according to the final plat thereof recorded in Clerk's File No. 2020014010, Map Records of Williamson County, Texas.
- Security Instrument: Deed of Trust dated January 29, 2021 and recorded on February 3, 2021 at Instrument Number 2021016945 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.
- Sale Information: November 7, 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 MELINA CASTELLANOS AND CARLOS EDURADO SANCHEZ PINDEA secures the repayment of a Note dated January 29, 2021 in the amount of \$219,003.00. 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.



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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, Aarti Patel, Evan Press, Dylan Ruiz, Violet Nunez, Shawn Schiller, Thomas Gilbraith, C Jason Spence, Mike Hanley, Ramiro Cuevas, Jami Grady, Aleena Litton, Daniel McQuade, Jacqueline Hughes, Daniel Linker, Daniel Murphy, Israel Curtis, ~~Clay Golden, Maryna Danielian~~, Scott Swenson, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet 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 31 day of August, 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).