

25-02848

2219 GEORGIAN DR, GEORGETOWN, TX 78626

FILED  
at 1:45 o'clock PM

JUL 24 2025

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

**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

NOTE: THE REFERENCE TO THE LEGAL PLAT MAP STATES,  
"CABINET R, SLIDE 192". IT SHOULD STATE, "CABINET R, SLIDE  
192-194"

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:

October 7, 2025, 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 SAMANTHA MARTINEZ AND ESTEBAN  
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**



4848450

**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.**

*Mary Company*

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

*Angela Zavala*

Substitute Trustee(s): ~~Angela Zavala~~, Michelle Jones  
ServiceLink ASA ~~Angela Zavala~~, Michelle Jones,  
Richard Zavala, Jr, Sharlet Watts, Brian Hooper, Mike  
Jansta, Mike Hayward, or Jay Jacobs Xome

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 24<sup>th</sup> day of July, 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).