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FILED FOR RECORD

23-02332
108 SILVER COVE, JARRELL, TX 76537

AUG 03 2023

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

Nancy E. Roster

County Clerk, Williamson Co. TX

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

LOT 28, BLOCK E, SONTERRA WEST PHASE 5B, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET DD, SLIDE(S) 28-31, OF THE MAP AND/OR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 20, 2014 and recorded on July 2, 2014 at Instrument Number 2014051274 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.

Sale Information: October 3, 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 JOSH PEARSON AND JOSEPHINE PEARSON secures the repayment of a Note dated June 20, 2014 in the amount of \$153,174.00. 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.



4792746

Arthur Jones

De Cubas & Lewis, P.C.
Arthur Jones, 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, Clay Golden, Maryna
Danielian, Scott Swenson, Angela Zavala, Michelle
Jones, Richard Zavala, Jr., Sharlet Watts and Xome
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 3rd day of Aug., 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).