

23-00155
1004 HICKORY ST, BIG SPRING, TX 79720

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

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

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated April 23, 2019 and recorded on April 23, 2019 at Book 1816 and Page 480 Instrument Number 2019-00004191 in the real property records of HOWARD County, Texas, which contains a power of sale.

Sale Information: April 4, 2023, at 10:00 AM, or not later than three hours thereafter, at the north steps of the Howard County Courthouse, 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 EDI BLANCO AND ADRIANA CRISTINA GALLEGOS HINOJOSA secures the repayment of a Note dated April 23, 2019 in the amount of \$128,205.00. 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.

POSTED
FILED at 1:57 P M O'clock 1/26/23
BRENT ZITTERKOPF, County Clerk, Howard County, Texas
By Janice Bauer Deputy




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Sally Sherman

De Cubas, Lewis & Schwartz, P.C.
Sally Sherman, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071


Substitute Trustee(s): Shelley Nail, Kristina McCrary,
Donna Trout, Cassie Martin, Charles Green,
Kristopher Holub, Ramiro Cuevas, Patrick Zwiers,
Shawn Schiller, Zane Nail and Xome employees
included but not limited to those listed herein.

c/o De Cubas, Lewis & Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Shelley Nail declare under penalty of perjury that on the 26 day of Jan, 20 ~~21~~ filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HOWARD County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

"Exhibit A"

Being a 0.27 acre tract of land, more or less, out of the SE/4 of Section 14, Block 33, T-1-S, T & P Ry Co. Survey, Howard County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" I.R. in the North right-of-way line of a 50 foot wide road in the SE/4 of Section 14, Block 33, T-1-S, T & P Ry. Co. Survey, Howard County, Texas, for the SE corner of this tract; from whence the SE corner of said Section 14 bears N.75° 23' E. 120.0 feet and S.14° 37' E. 2118.11 feet;

THENCE S.75° 23' W. with the North right-of-way line of said 50 foot wide road, 73.16 feet to a 1/2" I.R. for the SW corner of this tract:

THENCE N. 14° 37' W. 158.7 feet to a 1/2" I.R. for the NW corner of this tract;

THENCE N. 75° 10' E. 73.16 feet to a 1/2" I.R. for the NE corner of this tract;

THENCE S. 14° 37' E. 158.7 feet to the PLACE OF BEGINNING, containing 11,610.5 square feet or 0.27 acre, more or less.