

24-03837  
610 S AQUILLA ST, ITASCA, TX 76055

2024 DEC 19 AM 11:08

**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 November 19, 2021 and recorded on December 29, 2021 at Instrument Number 00130201 in the real property records of HILL County, Texas, which contains a power of sale.

**Sale Information:** March 4, 2025, at 11:00 AM, or not later than three hours thereafter, at the east door of the Hill 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 JOSEPH G BOSS AND DIANA M BOSS secures the repayment of a Note dated November 19, 2021 in the amount of \$197,359.00. 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.**



4831083

*Nicki Company*

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

*Donna Stockman*

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Angie Uselton, Jami Hutton, Tonya Washington, Monica Henderson, Terry Waters, Logan Thomas, Donna Stockman, Tim Lewis, Brenda Wiggs, Denise Boerner, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Tionna Hadnot, Ashlee Luna, Brandy Bacon, Jamie Dworsky, Stockman Foreclosure Services Inc., Angela Cooper, Jeff Benton and Xome employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.  
PO Box 5026  
Fort Lauderdale, FL 33310

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 19<sup>th</sup> day of December, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HILL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Escrow File No: T-21-632624-AR

**EXHIBIT "A"**

**BEING a 0.401 acre tract of land situated in the ARTHUR RENSHAW SURVEY, ABSTRACT NO. 779, in the City of Itasca, Hill County, Texas, being a portion of that certain called 59.881 acre tract of land described in a deed to Chris Harris, recorded in Volume 926, Page 284, Deed Records, Hill County, Texas, being all of Lot 4, Block 5, Harris Subdivision, an addition in the City of Itasca, Hill County, Texas, (an Unrecorded plat), and being more particularly described by metes and bounds as follows:**

**BEGINNING at a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Lot 4, Block 5, and Lot 5, Block 5, of said Harris Subdivision, said point being in the west right-of-way line of Mills Street (a 50.0' wide public right-of-way);**

**THENCE S 31°03'43" E, along the east line of said Lot 4, Block 5, and along the west right-of-way line of said Mills Street, a distance of 125.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Lot 4 Block 5, and Lot 3, Block 5, of said Harris Subdivision;**

**THENCE S 59°43'08" W, along the common line of said Lot 4, Block 5, and said Lot 3, Block 5, a distance of 140.07 feet, to a 3/8 inch iron rod found for the common corner of said Lot 4, Block 5, and said Lot 3, Block 5, and being in the east right-of-way line of a no name street (a 50.0' wide public right-of way) (Unimproved);**

**THENCE N 30°40'52" W, along the west line of said Lot 4, Block 5, and along the east right-of-way of said no name street, a distance of 125.00 feet, to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Lot 4, Block 5, and said Lot 5, Block 5;**

**THENCE N 59°43'20" E, along the common line of said Lot 4, Block 5, and said Lot 5, Block 5, a distance of 139.24 feet to the POINT OF BEGINNING and containing 17,456 square feet or 0.401 acres of land more or less.**

**NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.**