

24-03431
1315 GLENWOOD CIR, BRECKENRIDGE, TX 76424

RECEIVED AND FILED
FOR FOSTING
At 8:22 O'Clock A.M.
1707 I 2 NOV 21 2024
JACKIE ENSEY Co. Clerk
STEPHENS COUNTY, TEXAS
By *[Signature]* Deputy

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

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

SURFACE ONLY OF LOT 2, BLOCK 5, MORRIS ACRES ADDITION,
SECTION 2, TO THE CITY OF BRECKENRIDGE, STEPHENS COUNTY,
TEXAS, AS DESIGNATED BY THE MAP OR PLAT OF SAID ADDITION
OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF STEPHENS
COUNTY, TEXAS.

Security Instrument: Deed of Trust dated November 23, 2022 and recorded on November 28, 2022 at Book
2231 and Page 106 Instrument Number 00002221 in the real property records of
STEPHENS County, Texas, which contains a power of sale.

Sale Information: February 4, 2025, at 1:00 PM, or not later than three hours thereafter, at the south
entrance steps of the Stephens County Courthouse, also known as the Walker Street
entrance, 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 SANTOS MARIA SALAZAR secures the repayment of a
Note dated November 23, 2022 in the amount of \$173,794.00. 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.**



4829017

Nicki Company

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


Substitute Trustee(s): Terry Browder, Laura Browder,
Marsha Monroe, Linda J. Reppert, Kevin Key, Jay
Jacobs, Ramiro Cuevas, Kristopher Holub, Shawn
Schiller, Garrett Sanders, Joshua Sanders, Jamie
Osborne, Linda Reppert, Dana Kamin, Misty
McMillan and Auction.com 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, Terry Browder, declare under penalty of perjury that on the 21 day of November, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of STEPHENS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).