

23-01215
2523 FM 132, CROCKETT, TX 75835

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

Property:

The Property to be sold is described as follows:

BEING 3.718 ACRES OF LAND, ALSO LOCATED IN ELISHA CLAPP SURVEY, A-22, HOUSTON COUNTY, TEXAS, ACCORDING TO THE RECORDED DEED THEREOF IN INSTRUMENT #2004-42128 OF THE IMAGE RECORDS OF HOUSTON COUNTY, TEXAS, SAID 3.718 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE FOUND IN THE SOUTHERLY RIGHT OF WAY OF F.M. 132 FOR THE MOST WESTERLY CORNER OF HEREIN DESCRIBED TRACT, POINT HAVING A TEXAS STATE PLANE COORDINATE OF N-10,457.305.87700, E-3.772,052.06500. CENTRAL ZONE (4203), NAD83;

THENCE NORTH 43 DEGREES 47 MINUTES 11 SECONDS EAST, WITH THE SOUTHEASTERLY RIGHT OF WAY OF F.M. 132, A DISTANCE OF 274.96 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 38 DEGREES 31 MINUTES 09 SECONDS EAST, A DISTANCE OF 592.38 FEET TO A 3/4" IRON PIPE FOUND FOR THE MOST EASTERLY CORNER OF HEREIN DESCRIBED TRACT, POINT ALSO FALLS 8 FEET NORTHWEST OF A FENCE CORNER;

THENCE SOUTH 41 DEGREES 44 MINUTES 13 SECONDS WEST, A DISTANCE OF 273.80 FEET TO A LINE FOUND FOR THE MOST SOUTHERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 38 DEGREES 46 MINUTES 13 SECONDS WEST, A DISTANCE OF 601.91 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, CONTAINING 3.718 ACRES OF LAND.

Security Instrument:

Deed of Trust dated December 13, 2019 and recorded on December 16, 2019 at Instrument Number 1903573 in the real property records of HOUSTON County, Texas, which contains a power of sale.

Sale Information:

July 5, 2023, at 1:00 PM, or not later than three hours thereafter, at the eastside of the Houston County Courthouse, unless inclement weather, then the 1st floor lobby of the Houston 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.



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Obligation Secured: The Deed of Trust executed by HAILEY HUNDL secures the repayment of a Note dated December 13, 2019 in the amount of \$108,007.00. 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.

Kirk Schwartz

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

Sharon St. Pierre

Substitute Trustee(s): Sharon St. Pierre, Ronnie Hubbard, Allan Johnston, Sheryl LaMont, Robert LaMont, Reid Ruple, Kathleen Adkins, Evan Press, Harriett Fletcher, David Sims, Michael Kolak 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, Sharon St. Pierre, declare under penalty of perjury that on the 25th day of April, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HOUSTON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).