

24-00658
108 W GARRITY ST, CORSICANA, TX 75110

2024-022
FILED FOR RECORD
AT 3:30 O'CLOCK P.M.

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

MAR 07 2024

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

Property: The Property to be sold is described as follows:
See attached Exhibit A

Security Instrument: Deed of Trust dated May 31, 2023 and recorded on June 2, 2023 at Instrument Number 2023-004881 in the real property records of NAVARRO County, Texas, which contains a power of sale.

Sale Information: May 7, 2024, at 11:00 AM, or not later than three hours thereafter, at the front steps of Navarro 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 DIEGO TORRES RUIZ AND ISIDRA TREJO RAMOS secures the repayment of a Note dated May 31, 2023 in the amount of \$168,560.00. 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.



4811478

Nicki Company

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

Sharon Pierre

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, Mollie McCoslin, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Mollie McCoslin Lori Garner, Lori Garner, Randy Daniel, Cindy Daniel, Ashlee Luna 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, Sharon St. Pierre, declare under penalty of perjury that on the 7th day of March, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of NAVARRO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

All that certain lot, tract or parcel of land, located within the James Powell Survey, Abstract Number 638 in Navarro County, Texas, and being all of Lot 3 and the called east 10 feet of Lot 4, Block 1059 of Exall Heights to the City of Corsicana, Texas as shown on a plat recorded in Volume 179, Page 31 of the Deed Records of Navarro County, Texas (D.R.N.C.T.), and being conveyed in a deed recorded in Instrument Number 2022-013356 of the Official Records of Navarro County, Texas (O.R.N.C.T.), and being described by metes and bounds as follows:

BEGINNING at a found 3/4 inch iron rod in the north line of W. Garrity Street, being the southwest corner of Lot 2, the southeast corner of Lot 3, and being the southeast corner of the herein described tract;

THENCE South 84°33'22" West with the north line of W. Garrity Street, a distance of 60.22 feet to set 1/2 inch iron rod in the same, being in the south line of Lot 4, being the southeast corner of a called 0.193 acre tract described in Instrument Number 2010-00000643 (O.R.N.C.T.), and being the southwest corner of this tract;

THENCE North 04°42'13" West with the east line of said 0.193 acre tract, a distance of 140.00 feet to a point for corner in a fence, being in the south line of an Alley of Block 1059, being the northeast corner of said 0.193 acre tract, and being the northwest corner of this tract;

THENCE North 84°32'57" East with the south line of said Alley of Block 1059 and the north line of Lot 4 and Lot 3, a distance of 59.52 feet to a found chain-link fence post in a chain-link fence running north and south, being the northwest corner of Lot 2, being the northeast corner of Lot 3, and being the northeast corner of this tract;

THENCE South 04°59'21" East with the common line of Lot 2 and Lot 3 of Block 1059, a distance of 140.00 feet to the PLACE OF BEGINNING, and containing 0.192 acres of land, more or less.