

2024-040

APR 25 2024

24-01232

605 NORMANDY AVE, RICHLAND, TX 76681

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**BY MJC DEPUTY

- Property: The Property to be sold is described as follows:
See attached Exhibit A
- Security Instrument: Deed of Trust dated October 20, 2022 and recorded on October 24, 2022 at Instrument Number 2022-011259 in the real property records of NAVARRO County, Texas, which contains a power of sale.
- Sale Information: July 2, 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 JACOB DRAKE GARCIA secures the repayment of a Note dated October 20, 2022 in the amount of \$212,087.00. 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.



4815401

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 25TH day of April, 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).

Sharon Pierre

EXHIBIT "A"

All that certain lot, tract or parcel of land being a 0.343 acre tract of land situated in the John Choat Survey, Abstract No. 2, Navarro County, Texas, and being all of a called 0.34 acre tract of land conveyed from Terry and Bonnie McClain to Cortnie and Matthew Itschner, by Warranty Deed with Vendor's Lien, as recorded in Document No. 2011-5971, Official Public Records, Navarro County, Texas, being more fully described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Northeast corner of said 0.34 acre tract, the Northeast corner of Richland City Ordinance No. 98, and within the remainder of Waco Street;

THENCE South 07 degrees 37 minutes 00 seconds West, with the East line of said 0.34 acre tract and partially with the West line of a 20 foot alley, a distance of 129.65 feet to a 3/4" iron pipe found at the Southeast corner of said 0.34 acre tract, at the Northeast corner of Lot 8, Block 3, of Edgar Addition, recorded in Volume 239, Page 466, and at the Southeast corner of Lot 9, Block 3;

THENCE North 82 degrees 23 minutes 00 seconds West, with the South line of said 0.34 acre tract, the South line of said Lot 9, and the North line of the said Lot 8, a distance of 115.20 feet to a 1/2" iron rod found in the East line of Normandy Street (Dallas Street per plat), at the Northwest corner of the said Lot 8, the Southwest corner of said 0.34 acre tract, and the Southwest corner of the said Lot 9, from which a 1" iron pipe found bears South 07 degrees 37 minutes 00 seconds West, a distance of 149.59 feet;

THENCE North 07 degrees 37 minutes 00 seconds East, with the East line of the said Normandy Street, the West line of said 0.34 acre tract, and the West lines of Lot 9, Lot 10, and City Ordinance No. 98, passing, at 99.66 feet, a 1" iron pipe found for the Northwest corner of Lot 10, continuing on for a total distance of 129.94 feet to a point for the Northwest corner of said 0.34 acre tract, from which a 60D nail found bears North 07 degrees 37 minutes 00 seconds East 0.29 feet;

THENCE South 82 degrees 23 minutes 00 seconds East, with the North line of the said City Ordinance No. 98 and with the North line of said 0.34 acre tract, a distance of 115.20 feet to the **POINT OF BEGINNING** and **CONTAINING** 0.343 acres of land.