

25-04640
308 N GOODMAN AVE, KERENS, TX 75144

2026-048
FILED FOR RECORD
AT 3:31 O'CLOCK P.M.

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

APR 23 2026

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Rachel Young DEPUTY

Property:

The Property to be sold is described as follows:

ALL OF THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING A 60 FOOT BY 140 FEET LOT SITUATED IN THE TOWN OF KERENS, NAVARRO COUNTY, TEXAS, AS RECORDED IN INSTRUMENT 2023-6138, OFFICIAL RECORDS OF NAVARRO COUNTY, TEXAS, AND BEING KNOWN AS LOT D, BLOCK 167, ACCORDING TO THE OFFICIAL MAP OF THE TOWN OF KERENS, NAVARRO COUNTY, TEXAS. SAID LOT, TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A FOUND 1/2" IRON ROD IN THE NORTHEAST MARGIN OF NORTH GOODMAN AVENUE, ALSO KNOWN AS FM 636, FOR THE NORTHWEST CORNER OF THIS TRACT, AND ALSO BEING THE SOUTHWEST CORNER OF THE RAMIREZ LOT E, BLOCK 167 RECORDED IN INSTRUMENT 2017-7132 OF THE OFFICIAL RECORDS OF NAVARRO COUNTY;

THENCE N 57° 40' 48" E 140.00 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT, AND ALSO BEING THE SOUTHEAST CORNER OF SAID RAMIREZ LOT E, AND THE NORTHWEST CORNER OF THE OZUNA TRACT RECORDED IN INSTRUMENT 2021-10920 OF THE OFFICIAL RECORDS OF NAVARRO COUNTY;

THENCE S 32° 11' 08" E 60.00 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT AND ALSO BEING A CORNER IN THE SOUTHWEST LINE OF SAID OZUNA TRACT, AND THE NORTHEAST CORNER OF THE HOLLEMAN LOT C, BLOCK 167;

THENCE S 57° 40' 48" W 140.00 FEET TO A FOUND 1/2" IRON ROD IN THE NORTHEAST MARGIN OF SAID AVENUE FOR THE SOUTHWEST CORNER OF THIS TRACT, AND ALSO BEING THE NORTHWEST CORNER OF SAID HOLLEMAN LOT C;

THENCE WITH THE NORTHWEST MARGIN OF SAID AVENUE N 32° 19' 12" W 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.193 ACRES OF LAND.

Security Instrument:

Deed of Trust dated March 21, 2025 and recorded on March 24, 2025 at Instrument Number 2025-002636 in the real property records of NAVARRO County, Texas, which contains a power of sale.

Sale Information:

July 7, 2026, at 12:00 PM, 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



4872154

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 DEMAJAE JONES secures the repayment of a Note dated March 21, 2025 in the amount of \$196,377.00. 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.

/s/ Corey Lewis

Corey Lewis, Attorney at Law
Texas Bar No. 24134172
txsalesteam@decubaslewis.com
De Cubas & Lewis, P.C.

3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Phone: (954) 453-0365
Fax: (469) 518-4972

Sharon Pierre

Substitute Trustee(s): Kristopher Holub, Ramiro Cuevas, Misty McMillan, Tionna Hadnot, Tonya Washington, Shawn Schiller, Conrad Wallace, Aarti Patel, Jami Grady, Thalia Toler, Aleena Litton, Auction.com LLC||Sheryl LaMont, Harriett Fletcher, Sharon St. Pierre, Mollie McCoslin, Jabria Foy, Heather Golden, Kara Riley, Catherine Geddie, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
3313 W Commercial Blvd, Suite F-150, Fort
Lauderdale, FL 33309

Certificate of Posting

I, Sharon St. Pierre, declare under penalty of perjury that on the 23 day of April, 2026, 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