

24-02159
715 MILLS AVE, DUMAS, TX 79029

2024.030

2024.030
BRENDA MCKANNA
COUNTY CLERK

2024 JUL 18 AM 9:29

MOORE COUNTY, TEXAS

BY *Brenda McKanna*
DEPUTY

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

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

THE NORTH NINETEEN FEET (19') LOT THREE (3), AND THE SOUTH SIXTY-ONE FEET (61') LOT FOUR (4), BLOCK SEVEN (7), UNIT FOUR (4), MORNINGSIDE ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 1, SLEEVE A-19, MOORE COUNTY PLAT RECORDS.

Security Instrument: Deed of Trust dated February 11, 2022 and recorded on February 11, 2022 at Book 0869 and Page 0337 Instrument Number 0207147 in the real property records of MOORE County, Texas, which contains a power of sale.

Sale Information: October 1, 2024, at 1:00 PM, or not later than three hours thereafter, at the center area of the hall on the first floor of the original main building of the Moore 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 TED STILES AND ANDREA STILES secures the repayment of a Note dated February 11, 2022 in the amount of \$240,562.00. 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.



4821216

Nicki Company

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

Shannon Heck

Substitute Trustee(s): Shannon Heck, Ronnie Heck,
Jonathan Schendel, Ramiro Cuevas, Charles Green,
Susan Bowers, Jonathan Bowers, Glandeen Shenk,
Jose A. Bazaldua, Antonio Bazaldua, Gabrielle
Carrier, Patrick Zwiers 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, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MOORE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).