

23-03399
1504 OWENS AVE, THREE RIVERS, TX 78071

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

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

LOT SEVEN (7), BLOCK TWO (2), SUNRISE HILL ADDITION, an Addition to the City of Three Rivers, Live Oak County, Texas, as shown by the map or plat thereof recorded In Volume 2, Page 37, Map Records of Live Oak County, Texas, to which reference is here made for all pertinent purposes.

Security Instrument: Deed of Trust dated October 29, 2021 and recorded on November 3, 2021 at Book 449 and Page 495 Instrument Number 236092 in the real property records of LIVE OAK County, Texas, which contains a power of sale.

Sale Information: February 6, 2024, at 1:00 PM, or not later than three hours thereafter, at the front porch of the Live Oak 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 RICHARD MICHAEL STACY secures the repayment of a Note dated October 29, 2021 in the amount of \$167,902.00. 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.

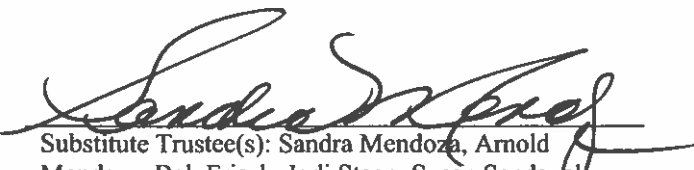
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.

FILED 11-30 A.D. 2023
LIVE OAK COUNTY, TEXAS
DONNA M. VANWAY CLERK, COUNTY COURT
BY Henderson DEPUTY
AT 9:59 O'CLOCK Am

Nicki Company

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


Substitute Trustee(s): Sandra Mendoza, Arnold
Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval,
Leslye Evans, Vicki Hammonds, Alexis Mendoza,
Janice Stoner, Ramon Perez, Garrett Sanders, Megan
Ysassi, John Sisk, Amy Ortiz, Susana Sandoval,
Elizabeth Anderson, Aleena Litton, Daniel McQuade
and Auction.com employees included but not limited
to those listed herein.

c/o De Cubas & Lewis, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Sandra Mendoza, declare under penalty of perjury that on the 30 day of Nov., 2023, filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LIVE OAK County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).