

1-7 F.2

24-03222
505 W 2ND ST, QUINLAN, TX 75474

By
County Clerk, Hunt County, Tex.
BECKY LANDRUM

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

NOV 24 2024

Property:

The Property to be sold is described as follows:

FILED FOR RECORD
at 12:35 P M

LOT 6 AND 7, BLOCK 10 OF THE ORIGINAL TOWN OF QUINLAN,
HUNT COUNTY, TEXAS AS RECORDED IN VOLUME 98, PAGE 152,
DEED RECORDS OF HUNT COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated September 29, 2021 and recorded on September 30, 2021 at
Instrument Number 2021-21462 in the real property records of HUNT County, Texas,
which contains a power of sale.

Sale Information:

January 7, 2025, at 1:00 PM, or not later than three hours thereafter, at the north steps,
including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt
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:

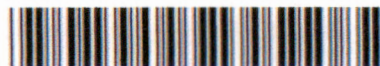
The Deed of Trust executed by RACHEL HENERY AND JOHN HENERY secures the
repayment of a Note dated September 29, 2021 in the amount of \$240,463.00.
LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637
Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust
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.**



4827103

Nicki Company

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



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, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, David Ray, Tionna Hadnot, Ashlee Luna, Conrad Wallace, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffney Bruton 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, Robert LaMont, declare under penalty of perjury that on the 24th. day of October, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HUNT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



Robert LaMont, October 24, 2024